

Willamette Towers Board Meeting

Meeting WEDNESDAY, July 13th, 2022, 5:00pm

Board Members

Hal Dillon
Clyde Horn
Jesse Fittipaldi
David Igl

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Tom Ferrer
LaDonna Qualitieri
Bill Bomball
Richard Bomball

Call to order: 5:02 PM

Beth Dau came in to discuss 1307 lease opportunity. Her task is to get plans from her contractor and take those to the City to determine if she is required by code to have customer parking. If so, can she find appropriate spots.

Agenda Approval – Approved

Previous Meeting Minutes Approval:

Treasurer's Report: Operating Account Summary

Beginning Cash Balance [06/01/2022]	\$47,046
Ending Cash Balance [06/30/2022]	\$48,432

Budget - Comparative

1. Month-to-Date Actual

Total Operating Income	\$20,218
Total Operating Expense	(\$18,274)

2. Year-to-Date Actual

Total Operating Income	\$121,060
Total Operating Expense	(\$121,529)

Notable Expenditures:

None

Reserve Account Summary

Opening Balance [06/01/2022]	\$459,174
Contributions	\$19,681
Withdrawals	(\$0)

Interest	\$4
Closing Balance [06/30/2022]	\$478,859

Notes:

Primary Reserve balance:	\$224,224
Plumbing Reserve balance:	\$254,635

Committee Reports:

MMRC: Plumbing will start in the next few weeks with the 06 stack.

Safety: nothing to report

Green: Awaiting bike storage survey results.

BMC:

- Reiterated parking sealant schedule August 8th – 13th top deck cannot have anyone parking on it while it is cleaned, dries, sealant is applied, and the sealant cures. All cars must be off the surface, so towing of cars may be required.

New Business: none

Old Business: All will be done in Admin meeting

- 1309 reimbursement request
- 1309 Panel -
- 1311 lease offer – will be reviewed at Admin meeting below.
 - Lighting
 - Plumbing

Owner's Forum: none

Next Meetings:

Admin Meeting: Friday July 22nd 2022, 4:45PM

Regular meeting: Tuesday, August 16, 2022, 5:00pm

Adjourned at 5:54 PM

ADMINISTRATIVE MEETING

Friday, July 22nd, 2022, 4:45pm

Board Members

Hal Dillon
Clyde Horn
Jesse Fittipaldi
David Igl

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Call to order: 4:45

1307 – Diane will send email to Beth Dau that we need to hear from her about what the City has decided about mandatory parking spaces by September 1.

1309 – Hal moved and David 2nd to pay the \$1185 contribution to electrical and plumbing upgrades. Passed unanimously.
Hal Moved, Clyde 2nd to have a new electrical panel installed facing into the hall [also have a new panel installed into the 1307 space.] - work to be done by Bear Mountain at a cost of up to \$3050 each. In-unit cosmetic repair of wall where panel has been moved is the lessee's responsibility.

1311 – Diane will send email with lease to Heidi et al. New Lease to end at the same time as the current 1309 lease. Lighting wiring and internal Plumbing have been determined to be up to the lessee as the wiring state is a result of their modifications. Plumbing for the building will update the feed lines when the schedule of the upgrade project reaches that riser.

403 - Realtor letter will be sent by Diane stating our position.

Adjourned 5:18PM