Willamette Towers Organizational Board Meeting

Meeting TUESDAY, March 29th, 2022, 4:30pm via ZOOM

Board Members	BMC Personnel	Owners
Hal Dillon	Diane Sollinger	Bill, Barb & Richard Bomball
Clyde Horn	Dave Saraceno	Giny Landgreen
Jesse Fittipaldi		Rick Lowen
Cody York		Linda Seymour
		Tom Ferrer

Call to order: 5:03 PM

Selection of Officers:

President: Clyde Horn
Secretary: Cody York
Treasurer: Hal Dillon
Member at Large: Jesse Fittipaldi, David Igl (absent)

Adjourned at 5:05 PM

WILLAMETTE TOWERS BOARD MEETING

Call to Order: 5:06 PM

Agenda Approval – *Unanimous approval*

Previous Meeting Minutes Approval: Hal Moved, Jesse 2nd - *Unanimous approval.*

Treasurer's Report:

Month ending February 28, 2022

Operating Account Summary

Beginning Cash Balance	[02/01/2022]	$53,431
Ending Cash Balance	[02/28/2022]	$56,094

Budget Comparison

1. Month-to-Date Actual

Total Operating Income	$20,667
Total Operating Expense	($33,301)

2. Year-to-Date Actual

Total Operating Income	$40,671
Total Operating Expense	($47,955)

Notes: Large expenditures:

- Property insurance: $16,510
- Gate maintenance: $1,790 (final payment for recent entry gate repair)

Reserve Account Summary

Opening Balance [02/01/2022]	$404,266
Contributions	$3,232
Withdrawals	$0
Interest	$3
Closing Balance [02/28/2022]	$407,501

Notes:

- Primary Reserve balance: $188,424
- Plumbing Reserve balance: $219,074

Committee Reports:

MMRC: Plumbing plans and permits all ready, special consultant required by City lined up.
Safety: discussed fence proposal and projected costs for current design – back to committee for more cost-cutting.
Green: Discussed Community Space, indoor and outdoor possibilities. Mentioned that they had one preliminary estimate for solar addition to roof when it is re-covered in 5 yrs or so.

BMC:

- Garbage can replacement for East side will cost $550. *Clyde moved to buy and install the can Jesse2nd – unanimous*
- 03 Plumbing stack question – to MMRC
- Asphalt resurface at North end of building. - Jesse and Clyde will look it over for next meeting decision.

New Business:

- Confirm Board Officers – done.
- Late fee waiver request – granted
- Need Officer to sign Taxes to send in - will be in the Office with Dave.

Old Business:

- Dish wants to visit Board meeting in April [Willamesh too]
- 1309 reimbursement request – A list of agreed to work needs to be submitted by them with $ for each
- 1307 lease offer – will be reviewed at Admin meeting below.

Owner's Forum: What do you mean Air BnB's are now OK? - Following Oregon Condo Law and the current Oregon Health Authority COVID rules, we have eased

our COVID restrictions to the State-mandated amount of 30 days minimum to avoid being “hotel like” and thus disallowed. Without a change to our Bylaws, we must abide by that State definition. A Yes vote of 75% of owners is required to change the minimum stay definition of “hotel like.”

Next Meetings:
Administrative Meeting Tuesday, 4-5-22 after the 4:30 – 5:30 MMRC meeting via Zoom.
Regular Meeting Tuesday, 4-26-22 5:00 PM

Adjourned at 5:54 PM

ADMINISTRATIVE MEETING: Tuesday, 4-5-22 5:00 PM

Board Members	BMC Personnel	Owners
Hal Dillon	Diane Sollinger	
Clyde Horn	Dave Saraceno	
Jesse Fittipaldi		
Cody York		

1307 Lease Discussion/Counteroffer/Refusal – Diane will write up a draft version of our terms as discussed for our approval before sending it to prospective lessee.