

Willamette Towers Annual Owner's Meeting

Meeting THURSDAY, February 23rd, 2023, 6:00pm via Zoom

Board Members	BMC Personnel	Owners
Clyde Horn Hal Dillon Jesse Fittipaldi David Igl	Diane Sollinger Dave Saraceno	Roll and proxy count completed Initial count of 39 proxies and 13 attending = 52 = quorum.

Call to order 6:02 PM

Proof of Meeting Notice - Email sent to all owners, signs up in building common areas, Meeting notices hand delivered to doors, multiple later email solicitations of proxy completion and submission.

2022 Minutes Approval: Last year the Association voted to have the Board approve the annual meeting minutes on the behalf of the owners so that an approved copy of the minutes could be sent to owners and posted on the WT website in a more timely manner.

President's Report:

Things we did this past year in semi chronological order:

- Put 1307 and 1309 up for rent. *Had some interest shown but took a while to get a lessee.*
- Announced Annual Meeting for February
- Paid required building insurance policy fees.
- Tried to have the meeting but couldn't get a quorum. Announced a SECOND Annual Meeting.
- Had Annual Meeting. Elected Cody York, and David Igl to their 2-year terms.
- Officers were selected at organizational meeting. *Clyde - Pres., Hal - Treas, Cody - Sec. David & Jesse - at large members.*
- Bought upgraded trash can for East door and moved the old one to the South door.
- Dish and local provider proposed installing wireless repeaters on the roof - we declined as building would have to be modified.
- State COVID restrictions loosened, so we established a 30-day minimum rental stay as OK.
- Added more lighting to the lower Garage.
- Updated Towing policy. *Recently got new towing company,*
- 1309 leased to Mia Bella, *We paid part of fees for electrical and plumbing updates.*
- Had our "Founding Documents" evaluated for discriminatory language as is now required - per lawyers, we are fine as of current case law.
- Electrical panels in 1307 and 09 will be updated with current equipment - *eventually.*

- Mia Bella 1311 lease renewed.
- Plumbing project begins with the 06 kitchens, “J-riser”
- Garage deck sealing coat added. - *Was delayed due to COVID*
- Updated our Reserve Study with CPA firm.
- Bike Storage plans discussed - *With lease on reduced 1307 space accepted, Bike Room now has a definite location and is being worked on current budget is \$1,500*
- Garage exit gates updated with safer technology.
- Decided to NOT have windows washed this year as White Glove just can’t get to us. We will be on their early list for the Spring 23.
- Flood insurance bill is \$1500 less this year and is paid.
- South Elevator was repaired
- 1311 Mia Bella piping connection was updated *[we/they paid 50/50]*
- Raised move-in/out fee to \$250 per resident’s suggestion.
- Budget Committee met and next year’s budget allows there to be NO RAISE IN HOA FEES

Treasurer’s Financial Report:

• Operating INCOME	
o HOA Dues (Assessment)	\$196,928
o Rental (commercial)	\$31,378
o Other (laundry, utility reimbursement, late fees, other)	\$15,269
TOTAL	\$243,575
• Reserve INCOME (HOA Dues)	
o Primary Reserve	\$90,036
o Plumbing Reserve	\$107,948
TOTAL:	\$197,984
• TOTAL Assessment Income	\$394,912

2022 Operating Fund EXPENSES:

• Gate Maintenance	\$6,837
• Storm water	\$2,700
• Water	\$12,172
• Sewer	\$12,613
• Electricity	\$14,954
• Natural Gas	\$8,472
• Property Insurance	\$26,822
• General Maintenance	\$1,617
• Maintenance supplies	\$8,040
• Maintenance Contract	\$19,035
• Elevator Maintenance	\$13,608
• Garbage	\$4,569
• Phone, Bldg Entry System	\$5,012

- Professional fees \$2,166
- Site & Admin. Manage \$79,478
- Office and supplies \$2,587
- Taxes and Licenses \$9,657
- Grounds Contract \$3,230
- **TOTAL \$233,569**

We were 3.46% below our Operating Budget in 2022. We did not raise the HOA dues for 2023.

Committee Reports:

MMRC -

Cost report for J riser Project:

Direct costs are associated with the individual riser.

Indirect costs are associated with the project as a whole and should be for the most part spent.

Total	Direct Actual	Direct Budget	Indirect Actual	Indirect Budget
\$107,062	\$87,047	\$57,230	\$20,015	\$35,000

Additional Costs not budgeted for that increased actual:

Electrical for moving lights

Pipe support and hangers

Some costs of materials will be used on the next riser, hangers, fire caulk, leftover pipe.

Learning. We should see an increase in efficiency on the next risers as there isn't as much thinking.

Opportunities to save on the next riser:

Investigate location of riser without moving electrical

Combine risers

Evaluate support and hanger design at the floor

Support and hanger structure installed by framer, rather than plumber

Review pipe size, possibility to decrease pipe sizing

Security & Technology - Nothing much happened this year due to money constraints. The Garage lighting update is all. The fence project to erect 3-4' chain-link with slats along East wall of upper deck and 1 - 8' chain-link fence across the East end of our "alley" and an 8' decorative fence across the West end with a man-gate would be approximately \$18,000.

Green Committee -

- We schedule ongoing monthly meetings, second Tuesday at 4:00, and currently have seven members (Gini, Dorothy, Esther, LaDonna, Hal, Toshiko and myself.) We hope to move our meetings to the office, and welcome visitors.
- Scheduled a walk-around, identifying building needs.
- Coordinated the planting of native pollinators in the lawn area. Thank you, Tina and Jesse.
- Invited Advanced Energy Systems to explore the installation of solar panels.
- Brought BRING in for a consultation to identify additional environmentally positive practices.
- Initiated changing all landscaping to non-chemical inputs and asked for water monitoring.
- Lawn chairs and tables were purchased and are being used according to policies.
- Initiated the removal of ghost bikes from bike rack.
- Secured inside bicycle parking in the building, which is nearing completion. Thank you, John and Dave.
- The diseased elm tree was replaced with a European Hornbeam, which Dave has been watering. At our request, WT made a donation to Friends of Trees.
- All recycling signs were updated.
- Continue to research and encourage the development EV charging stations.
- Advocated successfully for the designation of space in the upper lot.

Election of new Board Members [2- 2 year terms] Alex Howe and 2 current members volunteered, re-elected. Jesse Fittipaldi and Hal Dillon.

Old Business:

New Business: Voted to allow the Board to approve these minutes like last year.
- *unanimous.*

Adjourned at 7:10 PM