

Willamette Towers Board Meeting

Meeting WEDNESDAY, March 15th , 2023, 5:00pm via ZOOM

Board Members

Hal Dillon
Clyde Horn
Jesse Fittipaldi

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill, Barb & Richard Bomball
Linda Seymore
Rick Lowen

Call to order: 5:03 PM

Agenda Approval - Unanimous approval

Previous Meeting Minutes Approval: : Unanimous approval.

Treasurer's Report:

Operating (aka: Trust or Checking) Account Summary

Beginning Cash Balance	[02/01/2023]	\$65,640
Ending Cash Balance	[02/28/2023]	\$47,396

Budget – Comparative

1. Month-to-Date Actual		
Total Operating Income		\$21,021
Total Operating Expense		(\$39,748)
2. Year-to-Date Actual		
Total Operating Income		\$41,001
Total Operating Expense		(\$54,147)

Notable Expenditures

• Boiler maintenance and repair	[Acc # 5090]:	(\$3,154)
• Realtor Fees: 1307 lease	[Acc # 5212]	(\$900)
• Insurance payment	[Acc # 5050]	(\$20,592)

Reserve Account Summary

Opening Balance [02/01/2023]	\$508,802
Contributions	\$0
Withdrawals	(\$0)
Change in Value	\$20
Closing Balance [02/28/2023]	\$508,822

Notes:

• Primary Reserve balance:	\$267,628
• Plumbing Reserve balance:	\$241,174
• Due from Reserve to Operating:	\$13,614

Move to Accept Treasurer's report - Unanimous approval

Owner's Forum:

When will windows be cleaned? - May/June

Reports:

- **MMRC**
- **Plumbing Project** Bath refit on 13th floor may have some repayment from us – plumber will submit itemized receipt. Discuss in Admin Meeting
- **Green** – Bike Room ready – Policy will be passed at next Board meeting, Tablets to test for toilet leaks will be purchased and will be available in mail area soon.
- **Safety** - Thefts – bike from rack and backpack from car, Investigate \$\$ for installing cameras for bike room and mail area.

New Business:

- Late Fee Waiver request – Unanimous approval.
- CD – Discuss in Admin meeting

Unfinished Business:

- Electrical panels replaced in 1307 & 1309 – next week
- 1307 lease ratification of terms – done
- Garage Towing Company – done
- Garage Door options – Discuss in Admin meeting
- Bike Room budget increased \$500 to seal floor approved via email

Next Board Meeting: Tuesday April 25, 2023 5PM via Zoom

Adjourned at 6:06 PM

Admin meeting:

Clyde, Hal, Jesse, & David – Garage door design chosen authorized paying \$6745 for fenestrated more rigid door that is less prone to jamming.-unanimous
13th floor bath remodel – we will look over the itemized receipt from the contractor and fund the parts that we would have done for current project
CD purchase – Authorize \$100k 3-month CD – unanimous - done