

Willamette Towers President Report for 2008

It is a pleasure to be on the WT board and to work with Rick Lowen and David Ghelfi. Thank you to each of them.

1. At the last annual board meeting the By-laws were amended and updated, although not all items passed. Thank you to David Ghelfi, Annette Gurdjian and Geoff Colvin for serving on the By Laws Committee.

2. We changed property managers last year, to IPMG. We are very pleased with the results. They do a good job and are easy to get along with.

3. Our new master insurance policy with Farmer's Insurance Group is good. We made a claim for the tagging on the windows. After the \$100 deductible, the insurance paid about \$1,800. This is something a previous policy did not cover. Plus they are local and easy to work with.

Our master insurance policy also covers structural items, so before you renew your condo policy, you might call Lumsden Insurance at 541-687-0884 to see if they can save you money.

4. A new Green Committee made several recommendations for change. Those implemented are saving us hundreds of dollars and future implementations will save us thousands. Thank you to those on the Green Committee, Joanne Gulsvig, Ken Guzowski, Tina Behnke, Yuan Hopkins, Esther Konop, Marla Lowen, Janet Gicker, and John Rose.

5. What do your dues pay for? Please look at the chart for the Budget 2009. Note there are two items most HOA do not include, water and cable TV. The Green Committee will tell you how to save on our water bill. Thanks to Joanne Gulsvig, Nigel West, Rick Lowen, Dorothy Quirk, and Jean Marie Moore who are on the budget committee.

6. You recall the water damage sustained in August of 2007. WT paid a \$10,000 deductible in September 2007, which has been fully refunded. This means we are not held liable for any of the damage and our insurance rates will not go up because of this claim. Plus we have \$10,000 back.

7. We would like to form a "Welcome Committee" to foster appreciation of our building and community among new residents. If you are interested in volunteering, call David Ghelfi at 683-5332.

By Tyler Burgess, February 17, 2009

Willamette Towers
Ballot, February 17, 2009

1. Please check below to vote yes.
Five board positions are open.
These are two-year terms.

Marcy Beard
 Kevin Biersdorff
 Tyler Burgess
 David Ghelfi
 Rick Lowen

2. Garage light replacement, \$3,500

yes no

3. Video security, \$5,500.

yes no

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