



**WILLAMETTE
TOWERS
Condominium**

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Willamette Towers
Board Meeting Minutes
8-18-2008

Attendance: David Ghelfi, Tyler Burgess, Rick Lowen, Dolf deVos, Kim Kent, Tammy (IPMG), Rhonda (IPMG), Esther Conner, Jeanne Marie Moore and Anna Mayo.

Approval of Minutes from 7-17-2008 meeting. **Approved 3-0.**

Financial Report: Ending was \$20683.27. We're ahead on assessments for both the month and the year. Rental income is current as of 7/31/2008. 2 owners still owe on their Special Assessments from 2007/2008, letters will be sent to them. Letter to be sent to long over due by IPMG. They have been instructed to begin Lien proceedings as per Rick Lowen.

Tammy at IPMG to contact BMC about final accounting follow up.

What is "Pond Maintenance" charge of \$3885.97. Rick will follow up on this.

IPMG Report: Two incident reports. One involved somebody parking in an owner's spot, and the other was a report that the garage gate was stuck. Kim is making an effort to transfer as much handwritten data as she can find into the computer, update the locker and parking data, and organize the keys and FOBs (this will include canceling any FOBs that are out).

Old Business: Simple plastic Braille labels shall be installed in the inside of the elevators by Jeanne Marie and Kim. IPMG to place an order with Signlanguage for permanent Braille labels on the outside of each floor, plus at the inner sides of the doors on each floor. The 2009 Reserve Budget has provisions for up grading out elevators, and ADA signage is included. This is why the inside is temporary. **Approved 3-0.**

It was proposed that a variance be granted to Jeanne Marie Moore for a screen door, made of wood and stained dark as to match the doors and installed by a qualified contractor. **Failed 1-2.**

The glass that was recently vandalized shall be replaced by Lane County Glass.

The parking structure is to be painted soon. Contract signed today.

New Business: WT to pay plumbing bill for unit 1003, from May 2008.

The responsibility to recruit new Board Members lies with the Association. The Board will begin efforts, along with the HOA, to continue this recruitment ASAP.

The Budget Committee is seeking interested people to help with the drafting of the 2009 Operating Budget. Work is to begin in October.

David M. Ghelfi _____
Secretary, WT Board of Directors