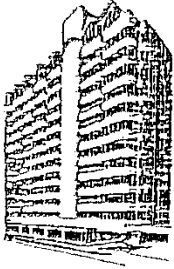


Minutes



Willamette Towers HOA

Board Meeting Minutes

For meeting on: Tuesday, April 21, 2009

7:00 pm

WT Office/Lounge

Board Members Present: Tyler Burgess, Chair; Rick Lowen, Treasurer; Kevin Biersdorff, Secretary; David Ghelfi, Board Member; Marcy Beard, Board Member

Also Present: Casey Conley (IPMG), Rhonda Romero (IPMG), Ken Guzowski (1301), Rick DeAngelo (805), and Pat Lynch

1. Minutes of last board meeting (March 17) were approved without revision.
2. Comments from the membership: none
3. IPMG Report:
 - a. Casey reported on the Omlid & Swinney fire system inspection. O&S noted that one sensor was obsolete and recommended replacement. They also indicated that the system did not pass testing on standby power. IPMG will be acquiring bids for the necessary repairs.
4. Treasurer's Report:
 - a. Rick presented first quarter financials. Everything seems to be tracking as expected. The report was approved.
5. Committee Reports:
 - a. The Welcome Committee is reviewing the "User Friendly Bylaws" with respect to conformance to the approved bylaws, and are finding some discrepancies. The members of the Welcome committee are David, Uldine Summers, Jean-Marie Moore, Dorothy Quirk, Laura Romeyn and Marti Lynch, and Joanne Gulsvig.
 - b. The Grounds/Security Committee (Tyler reporting) shared the comments/suggestions of the Eugene Police Department. The committee will be reviewing the recommendations and bringing them to the board. The board authorized the G/S Committee to spend up to \$300 to engage the services of a security consultant for a review of the premises and

make written recommendations. The board further approved a bid from Selectron in the amount of \$1,476 to relocate a fob reader to the door between the north hall and the lobby. IPMG was directed to notify Mia Bella of the pending work so they can facilitate moving their stored items out of the south locker room.

- c. Rick reported for the Architectural Committee. They are researching fencing for the parking lot, lobby issues, paint colors, landscaping and signage.
6. The board made a final review of the exterior paint bids and authorized Marcy to negotiate the details of a contract with Third Generation Painting.
 7. The board expressed its appreciation to Casey for her efforts in reducing the recurring fees for the fire system inspections.