

Willamette Towers Board Minutes: January 24, 2006 7:00 pm

Board Members present: Joanne Gulsvig, Chair; Dorothy Quirk, Treasurer; Kieran Walsh, Bill Castle, and Richard Lowen

Association Members present:

Nancy Bessonette

Dick Kraus

Mary Erbaugh

Paula Rogers

Ken Guzowski

Marc Levy

Sue Dewitt

Kathy Miller

Evan Gammon

John Rose

Giny Landgreen

Ardemis Walsh

BMC:

Rob Bennett

Berenice Yoder

Joanne Gulsvig, Chair, called the meeting to order at 7:05 p.m. Introductions were made.

OPEN FORUM FOR OWNERS:

Nancy Bessonette requested that something be done about the dingy and dirty appearance of the building.

She commented on the cost of using RECALLS of the Board as a huge and ineffective way to bring about improvement and change.

Paula Rogers stated that the 03 stack still does not have ready hot water. The response was that Harvey and Price are looking into this and we await their evaluation and pricing. They are working with Robert Yoder of BMC.

Giny Landgreen reminded that it is extremely important that we do not allow people to enter the building who do not have keys. They need to be buzzed in. It defeats our security system to just allow a stranger to come into the building.

Ken Guzowski offered thanks to this Board for all of the work that they are doing and the progress that has been made bringing Bennet Management into the operating of the building. He agreed that something needed to change in the upkeep of the general cleanliness of the building.

Marc Levy wondered if BMC (Bennett Management) should be taking more initiative on all of the business at Willamette Towers. Rob Bennett clarified the difference inherent in managing an association of owners as contrasted to managing a rental building. In our case a Board represents us. We have a say through committees and through the Board. Our agenda is presented to BMC in a collective form. They do not deal with individual owners in general but with the elected representatives or the committee volunteers.

Rob Bennett reported that the bids are in for the janitorial contract and they will be moving ahead on this.

THE MINUTES OF THE DECEMBER BOARD MEETING WERE APPROVED AND ACCEPTED.

Dorothy Quirk gave the treasurers report.

The Board approved putting a lien on the owner where there are dues and part of the assessment unpaid.

We will be switching to a company who will replace our washers and dryers. They will oversee the maintenance of these and collect the coin operated machines. There will be an increase in the cost of

using the machine. There will be an additional charge for using hot water, which will save energy for the building.

THE 2006 OPERATING BUDGET WAS APPROVED AND ACCEPTED. This will go out to the owners before the annual Meeting on February 27th.

THE BOARD ACCEPTED THE YARD MAINTENANCE CONTRACT FROM BENNETT MANAGEMENT. Of the three bids submitted it was seen as the most desirable because of accessibility and accountability.

THE BOARD ACCEPTED A BID FOR A NEW SECURITY SYSTEM with the terms of the contract still in negotiation. This would be a bar code system on a plastic card. There would be additional security with this system. It also could be expanded in the future. It would control entry through all doors from the outside, the storage lockers, and the laundry room. It will be the owner's responsibility to get new cards to their renters.

Giny Landgreen reported from the Management Committee: (

- 1) There will be signs in the front of the building to clearly state that smoking is not permitted
- (2) Updating the front of the common areas on the first floor will begin with a five year plan generated with the help of an interior designer
- (3) We need a Bicycle Committee to present ideas to the Board for additional storage and security of bikes. A first step might be to identify abandoned bikes that are taking spaces in the current bike rack
- (4) Trash barrels in the downstairs parking will be removed
- (5) The committee strongly supports the proposed card entry system for safety and security in the building
- (6) Letters will be sent to owners who are not in compliance with the rules that have been distributed to owners and residents, and
- (7) The next meeting of the committee will clarify the committee's role as it relates to management.

John Rose reported that the Landscaping for the South end of the building is nearly completed. Lincoln

Manor apartments has been unresponsive about the problem with their downspout and this problem is not yet resolved.

John also reported on the final phase of the Roof project. He has submitted an 8-point letter to Umpqua Roofing to finish up details. There is a request for 48 hours notice to check #1304. John made a request for a new roof ladder.

BMC will check the water problem on the 4th floor.

Ardemis Walsh reported that there are quite a few owners interested in window replacement. She has one bid from Progressive Exteriors and will seek two others. There will be a meeting for all interested and a representative will come to answer questions. Ken Guzowski reported that this building has historic architectural features. Especially significant is the window design. Altering them without very careful consideration to this could devalue your property and affect the structural integrity of the building. He will report back with more information on our historic elements.

Meeting adjourned at 9:00 pm

These minutes will be reviewed for approval at the next meeting – Monday, February 27th at 7:00pm. Minutes prepared by Giny Landgreen.

2006 ANNUAL MEETING of WILLAMETTE TOWERS CONDOMINIUMS, INC.

FEBRUARY 28th – 7PM.

Board of Directors Present:

Joanne Gulsvig, Chair	Richard Lowen
Dorothy Quirk, Treas.	Kieran Walsh
Bill Castle	

Members Present:

Mildred Offet	Uldine Summers	Pauline Randall
Nancy Bessonette	Marc Levy	Ken Guzowski
John Quirk	Tyler Burgess	Esther Erford
Jim Derby	Bob Bennett	Giny Landgreen
John Rose	Margarite Salm	Janet Gicker
Jim Boyle	Evan Gammon	Sue DeWhitt
Ardemis Walsh	Edward Beach	Marlo Lowen
Dave Lottier	Annette Gurdjian	Janine David
Mary Erbaugh	Joan McCornack	
Dick Kraus	Alicia Holt	

Bennett Management

Rob Bennett
Bernice Yoder

I. Meeting was called to order at 7:10 by Joanne Gulsvig, chair

II. ESTABLISH A QUORUM

The required number of forty-six unit owners either present in person or by proxy constituted a quorum.

III. Minutes from 2005 annual meeting were approved as submitted.

IV. Treasurer, Dorothy Quirk, presented the handout of the Income Statement for 2005

V. ELECTION OF BOARD MEMBERS. Richard Lowen, Kieran Walsh, and Annette Gurdjian

were elected to the Board. They will join Dorothy Quirk and Bill Castle.

VI. ANNOUNCEMENTS. There will be two manufacturers coming to discuss the WT windows.

Dorothy Quirk thanked Joanne Gulsvig on behalf of the Board and the Association for the hard work and high level of service (volunteer hours of over 20 a week).

VII. ADJOURNMENT. The meeting was adjourned at 8:30 PM.