

**WILLIAMSWOOD CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
JUNE 15, 2016**

The meeting was called to order at 4:05 p.m. by President Carolyn Else. Board members present were: Vice President Karen Renaud-Williams, Treasurer George West, and Sec'y Gary Peterson. Condo owners in attendance: Dorothy Moe, 1A, James Williams, 7A, Hank Hellenkamp, 11B, Carol Merrick, 1B, and Kenneth Krell, 13B. Also attending was Carol Burton from Diamond Community Management.

The Minutes for the May 25th meeting were motioned and seconded and approved by board members.

The financial report was given by Carol Burton for April 2016: Operating Account is \$9,557.52, Insurance Reserve is \$6,757.46, Money Market Account is \$101,994.04 and the petty cash account has \$300.00.

Maintenance and Repair

Topics reviewed:

- Retaining wall on east side of entrance was installed incorrectly originally and must be reinstalled prior to fence repair, which will consist of the removal of one or two panels,
- Remainder of south fence will need replacing eventually,
- Grab handles stairs and steps may be installed at owners' expense, (Carolyn to send out memo explaining whom to contact),
- Exterior faucet for club house will be installed
- East fence near unit 4A needs attention (pushed out by loose gravel),
- Asphalt cracks in pavement need to be addressed later this summer by Blackstone Contractors
- Williamswood sign lighting needs to be installed; power source is an issue,
- Vinyl siding washing continues; sidewalks will be washed as needed,
- Drainage in area between 13A and 11B to be addressed in the near future,
- Roof truss deflection issue creating some interior cracks. Cosmetic repair to be tried on worst cases initially (6B),
- The painting of large **10 MPH** on roadway to be investigated to slow fast driving. Karen will oversee this project.

Bob Sauve will be able to address most of the above.

Landscaping

Topics reviewed:

- Asphalt repair has been completed by M&M Irrigation in concert with the repaired break in the line at 6A,
- Some dead shrubs behind building 6 to be looked into,
- An arborist will be sought to analyze tree trimming needs. Bids will then be solicited to complete the job.

New Business

Discussed the possibility of a presentation by Pierce Co. officials regarding emergency

preparedness information and community meeting.

***TENTATIVELY SCHEDULED BARBECUE FOR SATURDAY AUGUST 6TH.
MORE DETAILS COMING!***

The next meeting is scheduled for July 20, 2016 at 4:00 p.m.

The meeting was adjourned at 4:45 p.m.