

**WILLIAMSWOOD CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
JULY 20, 2016**

The meeting was called to order at 4:00 p.m. by President Carolyn Else. Board members present were: Vice President Karen Renaud-Williams, Treasurer George West, Secretary Gary Peterson, and Norm Wall. Condo owners in attendance: Ron Bennett, 7B, Jan Loomis, 12A, Carol Merrick, 1B, Susan Fish, 7B, and Kenneth Krell, 13B. Also attending was Carol Burton from Diamond Community Management.

The Minutes for the June 15th meeting were motioned for approval and seconded by board members.

The financial report was given by Carol Burton for June 2016: Operating account is \$13,144.42, insurance reserve is \$6,757.62, money market account is \$103,248.19 and the petty cash account has \$300.00.

Maintenance and Repair

Topics reviewed:

- Retaining wall on east side of entrance was re-installed correctly; new fence panels have been installed as well,
- Remainder of south fence will need replacing eventually,
- Grab handles beside steps on various units may be installed at owners' expense, (flyer sent out explaining whom to contact),
- Install exterior faucet for club house,
- East fence near unit 4A needs attention (pushed out by loose gravel),
- Asphalt cracks in pavement need to be addressed later this summer,
- Williamswood sign lighting needs to be installed; solar powered light to be investigated,
- 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 directional signs including a large **10 MPH** on roadway to be done by Eagle Asphalt at a cost of \$475,
- Faux cameras at entrance to be re-installed,

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

Landscaping

Topics reviewed:

- Arborist to prune and feed approximately 30 trees Aug. 1-3. Estimated cost: \$4,536. One large tree to be removed next to 2B, cost of: \$500. Trees in private patio areas are owner's responsibility,
- Some dead shrubs behind building 6 may need to be removed
- It was noted that some common area flower beds need some weeding.

New Business

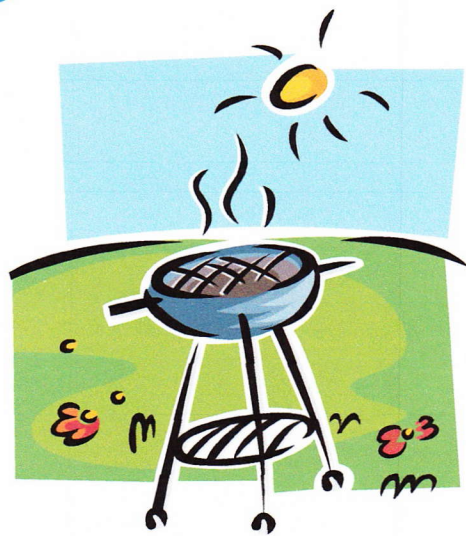
- Discussed the possibility of a presentation by Pierce Co. officials regarding emergency preparedness information. Carol Burton to coordinate with Peg Greer in arranging.
- New residents have moved into 13A.
- New resident's information packets/web-site development, to be looked into by board and Susan Fish.
- Discussed need for exterior trim painting on some units.

*****ASSOCIATION BARBECUE SCHEDULED FOR SATURDAY, AUG. 6th – SEE ATTACHED FLYER FOR DETAILS*****

The next meeting is scheduled for August 17, 2016 at 4:00 p.m. The meeting was adjourned at 5:05 p.m.



Williamswood
2016 Annual
Neighborhood BBQ!



Saturday, August 6th
5:00 PM - 8:00 PM
At
The Clubhouse

Hamburgers & Hot Dogs provided
Please bring a side dish or dessert to share
BYOB

Join the fun, visit with your neighbors, enjoy some good food!
See you there!

Your Board of Directors