

ANNUAL MEETING MINUTES
WILLIAMSWOOD CONDOMINIUM ASSOCIATION
September 19, 2018
4:30 PM

The meeting was called to order at 4:30 PM by president Carolyn Else. Five board members were present as well as two representatives of DCM, Carol Burton and Lisa Dillon.

Established quorum of a minimum of 9 residents, 13 were present: Dorothy Moe, Carolyn Else, James Williams, Karen Renaud-Williams, Ron Bennett, Susan Fish, Larry Smith, Peter and Jill Langdon, Jan Loomis, Norm and Clara Wall, Janet Welsh.

Minutes from the 2017 annual meeting were unanimously approved.

Highlights of 2018 were verbally presented by James Williams and they included repair and resurfacing of all our streets and driveways and the replacement and repair of the fence along 27th Street. (Of note, Janet Welsh from 16A informed us there was still large roots present and not resolved near her unit; James will confirm and assess and if necessary will contact Sealtech about further work on the area). There are now very effective solar lights on our entry sign and tree trimming and maintenance to protect the new fencing were recently performed along 27th Street by Steve the Arborist.

Financial Update was verbally presented by Carol Burton of DCM. The fully funded reserve study and consolidated operating statement will be attached to these minutes.

Budget Discussion began with Carolyn suggesting we form a committee to study and address “special landscaping” costs. This will be accomplished at our October board meeting. It was also decided to scrutinize and discuss our proposed budget the preceding month before next year's annual meeting. The present budget was ratified.

Projects for 2019 were discussed and some of these include replacing and/or repairing our present mailbox cluster; perhaps adding an outgoing mail box. Jan Loomis requested a park bench by the mailbox. The need for washing of the buildings was presented, the possibility of adding a utility tub and plumbing in the club house storage room (Carolyn will discuss this with Bob Sauve); special landscaping, especially the flower beds behind 6A and 6B. Karen Renaud-Williams and Susan Fish will set up a consultation with Willow Tree Nursery for recommendations and possible planting of new shrubs and trees in that area.

Board candidates were presented by Carol Burton, ballots were collected. Former board member Gary Peterson has resigned, so his place will be taken by Pete Langdon. The board members elected were James Williams, Susan Fish, Carolyn Else and Peter Langdon. Norm Wall will continue on the board as well. Offices will be determined by a special board meeting.

Comments from homeowners present: Ron Bennett suggested we have more complete financial figures that will include the entire fiscal year, October through September. Jan Loomis has concerns about a neighbor's cats freely roaming the community. Carol will send a letter to all residents reminding everyone of the pet policy which does not allow free roaming pets.

The meeting was adjourned at 5:20 PM.

