

WILLIAMSWOOD COA
BOARD MEETING MINUTES
March 20, 2019

The meeting was called to order by board president, James Williams at 4:00 PM. All five board members present plus Carol Burton from DCM. No residents were present.

Minutes of the January 2019 meeting were reviewed and accepted.

The financial report was verbally presented by Carol from DCM. The OP account balance as of February 2019 is \$21,262.72; Insurance Reserve is \$7,078.55; the MMA account balance is \$135,478.27; petty cash \$300. Carol will research when our last reserve study was done and what an update will cost.

OLD BUSINESS: After an ongoing and careful study of the landscaping surrounding Unit 6A it was decided to not do anything to the north hillside or flower beds at this time. The residents of 6A can decide on plantings and do what they like with board approval.

The beam repair under 12B was resolved by Bob Sauve. SealTech handled roots under the 16A driveway so both issues are now closed.

Open issues are the moss on the roofs, painting that needs to be done, the overgrown trees in the yards of 16A, and the sinking sidewalk and difficult front door of 9A. Jim will investigate the problems of 9A and the rest of the board need to assess the trees at 16A so we can all decide on the best resolution. Carol will research the cost of roof moss removal with an appropriate company and provide estimates to us.

NEW BUSINESS: The gate control box is still damaged, the estimate for repair and also to replace the inbound arm amount to a total of approximately \$800. It was decided unanimously to proceed with the repairs, Carol will make those arrangements.

We discussed the use of real estate "For Sale" signs in our community and Carol suggested such signs are not needed. Most potential home buyers shop online first and then can arrange for their own agents to show the homes.

The decision to form a small Maintenance and Repair committee to determine ongoing and one-time repairs was made; Carolyn Else and Susan Fish volunteered and will involve Bob Sauve of Vista Construction in this committee as well. Carolyn and Susan will also talk to Bob about clarifying and formalizing some guidelines to use so we know when and if outside contractors need to be utilized and what is appropriate for Vista to handle.

A Ground and Landscaping Committee was formed, consisting of Susan Fish, Karen Renaud-Williams, Jim and possibly a resident. Jim will speak to the resident to determine if he's willing to be a part of this committee.

The FHA renewal and non-profit status fees are both pending soon, both will be renewed and paid.

NEW BUSINESS, CON'T: In spite of large amounts of new random traffic in our community it was decided to NOT change our present gate code as it will most likely cause even more problems for the community at large.

The owners of 16A have been given permission to have a garage sale on 4/6/19 if they will appoint a family member to supervise traffic and parking.

Our governing documents contain conflicting statements regarding community standards, especially those rules addressing visiting RV's and the RV's and trailers belonging to owners.

A

Board Study Group will convene on **April 3, 2019 at 4:00** to discuss, accept and implement the necessary changes.

Meeting adjourned AT 5:45 PM

Next Board meetings: 4/3/19 at 3:00 (special study group) and 4/17/19 at 4:00 (monthly board meeting)