

Williamswood COA Board Meeting Minutes September 19, 2019

The meeting was called to order by president James Williams at 4:00 PM and . All board members were present plus Carol Burton of DCM and one resident, Giuliana Durand, 11A.

The minutes from the August meeting were read and approved, the financial report was verbally given by Carol Burton, was approved and will be sent to the owners with these minutes.

Old Business: Exterior cleaning and painting has recently been discussed with Bob Sauve of Vista Construction. This will be ongoing and then revisited again in March 2020 when a more firm schedule can be determined. Sinking sidewalks project is still in progress, Pete Langdon is communicating with Matvey Foundation Repair. The repairs in units 14A and 16A are still unfinished. Jim will discuss this with the owners to determine where we are and what is pending. We are still awaiting the postal carrier lock for the entry gate, by law this must be done by the USPS who has confirmed the installation and that the work order is current but in a long queue of other repairs.

The revised/modified Rules and Regulations has been reviewed and approved by the Board and will be mailed to all the owners prior to the annual meeting.

New Business: The issue of a little better clean-up after lawn trimming and edging was discussed. Carolyn will ask Bob to discuss this with Abel and ask him to rake and sweep more thoroughly. The gutters on 7A and 7B need attention, Jim will approach Bob about this.

A new budget and annual board elections are pending for next month. There are two board positions open and the owners need to be made aware of this. Ballots, budgets and Rules and Reg's will be mailed soon. The new Rules now allow for monetary penalties so once the new board is in place effective tracking methods and other details will need to be determined.

Susan provided an update on the neutering of a few of the feral cats, purchasing traps for this is up for discussion in the next year.

October Annual Meeting: The annual meeting will be October 16, 2019 at 4:00 PM. After highlights of this year and plans for the new year are presented, we will have a dinner of pizza, hot dogs, salad and cake. Jim and Pete will pick up the pizza and ice, Susan will make a salad, and oven roast the hotdogs. Beer, wine and beverages will be provided as well.

Meeting adjourned at 5:20 PM