

**WILLIAMSWOOD COA
BOARD MEETING MINUTES
12 FEBRUARY 2020**

The meeting was called to order at 4:00 PM by president Jim Williams. All board members were present as were residents Jan Loomis (12A), Larry Smith (10B), Kitty Peterson (14A), Louise Schumock (16A) and Laurel Joyal (3B). Carol Burton from DCM was present as well.

Minutes from Jan 15, 2020, were approved.

Financial report was verbally given by Carol. Assets: OP Account \$37,939.14; Ins Reserve \$7,087.01; MMA Account \$150,727.11; Petty Cash \$67.00 (on record our Petty Cash fund should be \$300.00, Carol will see to it our Petty Cash amount is brought back to that). Assets total is \$196,053.26.

Discussion Items: Lincoln Gutters has done some recent repair work and has provided a somewhat cursory inspection of the other units that may need maintenance and repair. An estimate of \$385 has been given to us from Lincoln Gutters; Jim feels this amount is too low compared to the work that needs to be done. Carol will contact another company for an assessment and bid.

Bob Sauve (Vista Construction) is still working on the crawlspace inspection and soon will provide a written report.

Outbound gate is still operating sub-optimally, Jim will plan an in-person visit to Guardian Security to discuss additional options and Carol will call them as well. Their bill of \$599.21 was approved for what they've done so far.

Jim is working on the individual water shut-off locations. As soon as it is completed he will provide charted locations for everyone.

Solar lighting was discussed, Carol will contact Madsen Electric to give us a cost estimate for our community.

Surface moss continues to be a problem. Carolyn will ask Bob and Abel to spray with a solution that will kill the moss but not be toxic to other plants or animals.

Discussion con't: Possible tree trimming for 16B was discussed, no trimming needed for now.

Administrative Points: A discussion about non-voting board members was discussed. For now this will not be put into effect as our community is small. Resident involvement in the community and board meetings will still be encouraged but no formal arrangement beyond our present Landscaping Committee will be needed.

Feral Cats and their trapping for the TNR program was discussed. We have at least one trap that belongs to us that can be used. Louise Schumock is still involved in this, Susan Fish has volunteered to help her as well. Financial responsibility was not decided but can be open for further discussion.

Purchase of a canopy for use at our annual potluck and other parties will be discussed in more detail at the next meeting.

Vista's license and L&I insurance have been renewed and are current as of 1/21/2020.

Meeting adjourned at 5:15 PM; next meeting is 3/18/2020 at 4:00 PM.