

WILLIAMSWOOD CONDOMINIUM

January 20, 2021 Board Meeting Minutes

Called to order: 11:00am via Zoom

All board members present, including Carol and Lisa from DCM. We had no residents respond to an invitation by Diamond to attend this Zoom-hosted meeting.

November 20, 2020 meeting minutes were approved. (No meeting held in December.)

Financial Report: as of December 31, 2020:

Operating Account	\$22,501.97
Insurance Reserve	\$7,087.64
Reserve Account	<u>\$149,048.69</u>
Total Assets	\$178,938.30.

Issues regarding delinquent dues discussed and continuing steps to address the problem.

Maintenance and Other:

- Crawl space inspection/upgrade alternatives are being investigated due to slow response by Vista. "CleanCrawls" will be contacted for estimate.
- Forty three work orders have been requested and most are now completed. Jim and Pete are collaborating on ideas for the "white board" to track requests and scheduling.
- The "Private Community" sign has been installed at the entryway by the WILLIAMSWOOD sign.
- Slabjack contractor visited on December 8, 2020 and repaired walkways at unit 6A, 9A/B, 10A/B and 11A/B.
- Maintenance Agreement Contract offer to Vista (Bob Suave's company), \$52,000 a year is still being worked through with Jim Williams, Ron Bennett and Pete Langdon.

New Business:

- After cleaning leaves from our new gutters, Vista reported that many of the gutters have hanger problems and many are improperly sloped. A list of problems will be sent to Lincoln to make good on their workmanship guarantee.
- 8B went up for sale mid January.
- Discussion of new cluster mailboxes, purchased from HomeDepot, Lowes or Amazon. It was voted and unanimously approved to get new mailboxes.
- Meetings will continue to be held on ZOOM, as it looks like Covid restrictions continue.
- Question was asked regarding "schedule" for Vista (Bob/Abel). Lawn maintenance is the only job scheduled, everything they do has been a job-by-job basis as needed.
- Question was asked about the trees at 13 A/B and 16 A/B if they could be removed. They are messy and possibly a slipping hazard, possible attracting unwelcome critters. A motion to remove trees was made to contact Steve Wortinger (arborist) by Carol for advice and cost.

Meeting adjourned at 1:00 pm

Next meeting February 17, 2021 at 10:00 AM