

# WILLIAMSWOOD CONDOMINIUM

## February 17, 2021 Board Meeting Minutes

Meeting called to order 10:10 a.m. via Zoom

Board members present: Jim Williams-President, Norm Wall-Vice President, Ron Bennet-Treasurer, Kitty Peterson-Secretary and Carol Burton and Lisa Dillon from DCM.

Meeting Minutes for January 20, 2021 were approved.

**Financial report** as of January 31, 2021:

Operating Account	\$27,325.13
Insurance Reserve	\$7,087.70
Reserve Account	\$150,383.96
Petty Cash	\$300.00
Total Assets	\$185,096.79

Delinquent dues discussed. 8B dues to be settled after closing sale March 2, 2021. One other unit will be contacted again by Jim and followed up Lisa if no response.

**Carryover Business:**

- “CleanCrawls” inspection on three units (4B,13A, and 16A, chosen for samples) estimated cost at \$5,000-\$6,000 per unit. DCM to request estimate from at least one other crawlspace outfit.
- Barrier gate repair scheduled for February 19th. Gate will be repaired with refurbished parts because new parts are no longer available. If gate breaks again it will have to be replaced. Replacement \$12,000-13,000.
- Three trees in front of 13 A/B, 14B and 16A that are messy at least and a hazard at worst, were examined by arborist Steve Wortinger. He recommends they be removed and replaced with Eastern Red Bud trees. Estimate \$5559, includes all labor, debris removal, stump removal and replanting. Norm requested another bid. Diamond will contact 2 other tree services companies for bids.
- Mailbox clusters have been ordered (\$2,555) expected soon.
- Vista reviewed each unit and recorded all the things they found amiss with the gutters. Jim is working on the list for clarity before passing to DCM forward to Lincoln Gutters for response.

**New Business:**

- Deicing of area during the snow. Vista to be asked to notify someone on board when or if necessary.
- Ron requested a review of the financial modifications/corrections.
- Maintenance agreement offer with Vista being reviewed.
- Discussion of capitol improvement, special assessment need to be voted on by community. Maintenance is not included.

Meeting adjourned 11:15 a.m. Next meeting scheduled for Tuesday, March 16, 2021 at 10:00AM.