

# WILLIAMSWOOD CONDOMINIUMS

## March 17, 2021 Board Meeting Minutes

Meeting called to order 10:06 a.m. via Zoom

Board members present: James Williams, President; Norm Wall, Vice President; Ron Bennet, Treasurer; Kitty Peterson, Secretary; DCM Manager, Carol Burton and new DCM employee, Laura.

Resident: Louise Schumock 16A

### Financial Report:

Operating Account	\$17,186.95
Insurance Reserve	\$7,087.40
MMA Account	\$149,163.85
Petty Cash	\$800.00
Total Assets	\$173,738.54

Delinquent dues from 8B settled after closing sale March 2, 2021. Other delinquent dues

Minutes from February minutes approved.

### Carryover Business:

- Crawlspace:
  - Estimate for CleanCrawls contractor of \$5,000-6,000 per unit deemed cost-prohibitive -- we don't need new crawlspaces, only malfunctioning items need to be addressed at this time. Discussion of fixing/repair as needed--Jim proposed having Vista fix what they can and other companies will be hired as needed.
  - 15A having underfloor settling problem--Vista to be contacted. What is broken needs to be fixed.
  - Issues with sump pumps was discussed. A survey will be sent to all residents requesting information on their sump pump.
- The barrier gate is working well. Time is currently set for opening 6:00 a.m and closing 8:00 p.m. Times will be adjusted as hours of daylight dictate.
- The nuisance trees by 13A/13B, 14A/14B and 16A/16B continues to be reviewed for cost. So far the tree at 13A/13B trimmed and the other two taken down and replaced. Discussion of having a maintenance line item be in the budget. Carol Burton offered to help present options.
- The new mailboxes installed are working out very well. Thanks to Jim and Pete for the installation.
- The gutter company, Lincoln, has been back a couple of times fixing their installation problems. Carol working with them. Any leaks residents notice should be reported to a board member as soon as possible.

### New Business:

- Board meetings may be returned to the club house from Zoom, once restrictions are eased and resident attendance resumed.
- Next board meeting April 21, 2021, 2:00 p.m (time may have to be changed). Will attempt laptop Zoom connection from clubhouse.