

**WILLIAMSWOOD CONDOMINIUMS**  
**Board Meeting Minutes - May 19, 2021 via Zoom**

The meeting was called to order at 2:00 p.m. by President Jim Williams. Board members present were Treasurer, Ron Bennett, Vice President Norm Wall, Secretary Kitty Peterson, and Carol Burton from DCM.

Minutes from the April 21, 2021 were approved.

**Financial Report** from Carol:

Operating account:	\$31,506.86
Insurance Reserve:	\$7,087.79
Petty cash:	\$300.00
MMA account:	\$139,581.68
Total Assets:	\$178,476.33

Questions regarding late fees were tabled for now until Lisa of DCM can answer.

**Old Business:**

- Crawl spaces: Based on estimate for crawl spaces from Boulton Insulation at an average cost of \$2,200-\$2,500 per unit brings the total to \$70,000 -\$80,000. Ron requested another company, Immaculate Inspection, Inc., to inspect a few crawl spaces and give the board a report of what is wrong per unit. Discussion followed on how the cost will be met. Inspection of the crawl spaces first on the agenda. The annual meeting in September, will allow owners to review hear options the financial options.
- Nuisance trees: As there was more negative than positive comments regarding removal of unit 13 tree, trimming only will be done. To be discussed with Vista on keeping up on clean up due to hazard of berries/crab apples. 14A and 16 trees removed and replaced, by Mike Williams. Steve, the arborist to check trees at 7A, 7B.
- Malones to replace water valve at 16B that is broken.

**New Business:**

- Residents at 9A reported an attempted theft of property from in front of their unit but thief was scared away by their dog. Stay vigilant and keep your homes and property secure.
- Request to Vista to attempt moss removal, weed removal and turf removal; in addition check concrete walkway on 3B being lifted by tree roots; and evaluate floor in 15A dropping from baseboard.
- Whiteboard in clubhouse to be set up for maintenance and landscaping planning. Hopefully help Vista to focus on needs.
- Brendan Negri (9A) to be asked if he is interested in adding some garden ideas in clubhouse area.

Next meeting June 16, 2021, 10:00 a.m.

Meeting adjourned 3:00 pm