

WILLIAMSWOOD COA BOARD MEETING
June 16, 2021 via Zoom

The meeting was called to order at 10:00 a.m. by President Jim Williams. Board members present were Treasurer Ron Bennett, Vice President Norm Wall, Pete Lange Member at Large, and Kitty Peterson, Secretary.

Previous meeting minutes of May 19, 2021 were reviewed and accepted.

Financial Report from Carol:

Operating account	\$ 27,064.30
Insurance Reserve	\$ 7,087.82
Petty Cash	\$ 300.00
MMA Account	\$140,916.26
Total Assets	\$175,368.38

Carryover Business:

Crawlspace: Immaculate Home Inspection Inc. was approved to perform inspection of the rest of units at a cost of \$150 per unit. Six units and their reports were completed and very informative. The result of these inspections will determine what work needs to be done, the time schedule we need to adopt and the best way to pay the total cost of repairs.

Trees: Trees in front of 16A /B , and 14B were removed and replaced, 13A/B tree trimmed. Vista has been requested to keep area clean of droppings.

Malone's repair of water valve under deck of 16B was completed and reset.

Concrete walkway at 3B will be evaluated by a contractor.

Cause of floor drooping in 15A was discovered and repaired.

Brendan Negri agreed to help with landscaping touches here and there. Plan to be decided.

New Business:

Crawlspace inspections by Immaculate will continue as they are able, due to work load.

12B and 7A reported some issues during the recent rains that have highlighted a need for a more productive approach to keeping the gutters and downspouts clear of debris.

A letter was sent to the City of Tacoma by Carol Burton of Diamond addressing the trees along the east side of Westridge Street that need clean up. Carol also informed the board that the Club House is covered under Williamswood insurance.

Next meeting July 21, 2021 at 10:00 a.m. via Zoom

Meeting adjourned at 10:38 A.M.