

Willoway Condominium Association Board of Director's Meeting
March 9, 2022 - General Minutes
APPROVED April 13, 2022

Meeting called to order at 3:07 pm by Diane Peck, President.

Present: Diane Peck (President/Secretary), Carol Durkin (Vice-President), Mike Arlow (Treasurer-present by speaker phone), Jean Brittain, Dr. Kurm Manyam (present by speaker phone), Jim Dafoe (AMI Community Manager).

Excused: None

Treasurer's Report

- Treasurer's Report dated March 3, 2022 was discussed and submitted for the record.
- Checking Account Balance as of March 3, 2022, as reported in the Treasurer's Report submitted by Mike Arlow, Treasurer, was \$15,638.52.
- Reserve Account Balance as of March 3, 2022, as reported in the Treasurer's Report submitted by Mike Arlow, Treasurer, was \$192,958.43.

Old Business

1. **Door replacement** – Back doors are finally in and Brad is prepping them for installation. New keys will need to be distributed BEFORE the new door hardware is installed.

The building doors need to be painted in semi-gloss white for easier maintenance. Exterior aluminum trim around the doors also needs to be patched and painted. Motion by Diane Peck to get a bid from U&S to paint the interior and exterior doors and exterior trim of the building doors in semi-gloss white and appropriate finish white for exterior aluminum trim.

2. **Hallway Painting** – Painting of the walls and railings has been completed. Unit doors will be completed this weekend. We need to send an email blast, notice on doors and newsletter about protecting the new paint and carpeting. Residents need to be told they are NOT ALLOWED to place anything on walls in the common area hallways and stairs. The Board will decide and hang any artwork in the common areas. If a Resident wishes to hang anything on their door, it must be hung with a removable/Command-like hook. Doormats are limited to 1 per Unit and must be designed for indoor use (no coco coir mats).

Options for keeping doors from hitting the walls were discussed. They will need to be placed based on each hallway design. We will put a temporary clear rubber strip or circle where doors hit now and reassess and possibly put something more permanent once the new hardware has been installed on the building doors.

3. **Hallway Carpeting** – Installation by Exclusive Floor Coverings will begin March 14, 2022. Runners and front door mats can be placed back down after the new carpet is installed. We will have them power washed when the weather warms up.

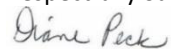
New Business

1. **Pool Re-marcing** - Pristine is lined up to re-marcing the pool around the end of April. It has to set for 10-30 days before the pool can be opened so we should be able to open Memorial Day weekend as planned. They will also replace the sand in the filter.
2. **Pool Fob System** – Brad has all of the items and fobs in his possession. WCA needs to have Wi-Fi installed in the basement of E 5-8. Mike Arlow will contact Comcast and arrange for the installation. We will also see if we can switch the pool phone to Comcast in a bundle deal.
3. **Arbor Tree 2022 Treatment Proposal** – Jim is expecting to receive an updated proposal (minus 13 crabapple trees) from the Rep soon. The Arbor rep will come walk the property again for an accurate assessment.

Next Board Meeting will be held on **Wednesday, April 13, 2022 at 3:00 pm at Unit E-1.**

Motion to adjourn by Diane Peck. Second by Carol Durkin. Meeting adjourned at 4:31 pm.

Respectfully Submitted,



Diane Peck, President/Secretary