

## Washington's Headquarters Homeowners Association

### Board Meeting

November 8, 2010

#### *Present*

Eli Cohn, Sabin Meyer, Mick Cartwright, Toni Schoen, Jeff Coyne,  
Cristina Bloise - Impact Management, Ann Tannenbaum

#### *Apologies*

Bernice Giscombe

Issues for the board or the management company can be emailed to  
[board@washingtonshq.com](mailto:board@washingtonshq.com) or telephone 914 512 8129.

**The next meeting is scheduled for Monday, January 10<sup>th</sup> will be held at unit 18.**

### Financials

Per Eli, we remain in a financially sound position and continue to build reserves for future projects. The board has begun researching the repair and replacement options regarding the front brick wall. As anticipated, this will be a significant undertaking financially and the preliminary quotes are all in the \$125K range. We are exploring financing options including increasing monthly fees to build up a reserve over the next 1-2 years to

- The perimeter wall is the current concern. Eli had his son's contractor come and assess. Part of the wall is currently a retaining wall and it should have been poured concrete.
  - The quote came in at \$126,000. If we have to do a whole new foundation, it will be an additional \$12,000, which will not be known until they dig it up and start the job. They also have the ability to file for the permits. They will also dispose of
  - If we reinforce the wall, we may not have to go down the path of building permits. If we take down the walls,
  - Waiting for a 2<sup>nd</sup> quote from a company that Mick met with.
  - Financing options:
    - Over 1-2 years, we can save money so there will not be assessment.
    - One-time assessment
  - Notes for the tenants – will likely have to replace the wall. Start planting the seed that there will likely be an assessment for the outside wall. The price will be approximately \$125K. We are exploring financing options, possibly increasing monthly fees to build up a reserve over the next 1-2 years to offset the cost as an alternative to an assessment.

**ACTION:** The board will continue to compare quotes and communicate financing options once the best course has been decided on.

## **Pool Update**

The pool will be closing on Friday, 11/19. Thanks again to Sabe for his care during the season.

ACTION: Sabe to close pool on 11/19.

## **Tennis Court**

The tennis court is closed for the season.

## **General Maintenance**

The gutters for units 14-18 were cleared. Once all of the leaves have fallen, the gutters will be cleaned at the end of the season.

## **Landscaping**

Our contract ends on November 30<sup>th</sup> and a new contract would start in March. Our current landscaper will be invited to an upcoming meeting to discuss our expectations heading into the next season. If we stay with the current landscaper, we will create a checklist that we will want them to complete for the property.

ACTION: Christine will create a checklist and invite him to the next meeting

## **Trees**

We are currently evaluating vendors to assist in general tree repair/maintenance for along the tennis court, to remove the dead tree next to swimming pool and the tree hanging over Unit #9.

## **Outside Lighting**

Per Eli, We have brought in vendors to evaluate the options of increasing the lighting we have in our common areas. During the assessments, we identified some faulty wiring that raises a bigger issue on the best course of repair. We are evaluating these options which include repairing the current infrastructure, as well as replacing the common lighting with solar lighting options.

## **Miscellaneous**

Parking in front of individual units continues to be a problem. This is a reminder that all tenants are responsible for their guest's behavior, and they should not be parked outside of tenant's homes. The major concern is that this is a major fire hazard.

Charitable holiday gifts given by the WH development for the include \$50 for each of the 3 sanitation workers and \$100 to each of the Fire, Ambulance and Police departments. Please also tip appropriately at your own discretions for the services these folks provide for us all year long.