

**Washington's Headquarters Homeowners Association
July 1st 2013 - Board Meeting**

Present:

Mick Cartwright, Eli Cohn, Jeff Coyne,
Ken Colao, Sabin Meyer, Bernice Giscombe
Ray Fattorini, Eddie-Ray Fattorini

Apologies

Dale Greenwald

Issues for the board or the management company can be emailed to
board@washingtonshq.com or telephone 914 512 8129

Previous Minutes

- Board minutes of the previous board meeting were approved.

Financials

- Washington Headquarters remains in a financially sound position. We continue to build our reserves for future projects.
- Ken investigated financing options for potential future projects that require large investments as an alternative to using cash reserves or assessments.

Pool & Tennis Update

- Summer season is in full swing and residents are enjoying the pool. Please remember to sign in on your way into the pool.

Gardening

- With the heavy rains during June, it has been difficult for Civitano to complete some of the pruning of plants on the property. In addition to their regular Wednesday maintenance, they will tend to this task as soon as possible.
- The board approved additional plantings throughout the property to enhance the overall landscape. Many new plantings will arrive in the coming weeks.
- Adams trees will be replanting the cherry tree that did not take from the planting. They will replace the tree in a new location at the center of the courtyard.
- We will be having the trees pruned back where branches are up against the buildings

Miscellaneous:

- Ray attended the board meeting and had suggestions on how to repair the wall between Colonial and the exit of WHQ. This portion of the wall may be more easily repaired as it is not

part of the retaining wall. The other portion of the wall from the start of the north side of the exit to the entrance is a retaining wall.

- Ray will coordinate a meeting Ken and Dale to discuss.
- Ken has requested proposals from a few selected engineering firms to evaluate the wall and driveway.
 - Ken will facilitate the collection of the proposals and distribute internally to the board for approval prior to the next meeting.
- We will have the sewers cleaned out in the coming month. Emergency Sewer & Drain in Hastings will be completing the work. (Action: Mick will schedule)
- One of the residents asked about washing cars on the property. Eli & Sabe explained that while this has come up occasionally over the years, it is not permitted.
- The gutters will be cleaned out starting on July 10th and last a few days, weather permitting.
 - Gutters and leaders are traditionally the homeowner's responsibility. In the past, as well as this time around, the condo has arranged for the gutters (not the leaders) to be cleaned as a convenience to homeowners and will be paid for by the condo as an exception to the rule to save each homeowner having to arrange this on an individual basis. Any maintenance of the gutters and leaders is a homeowner responsibility.
- We continue to look for a handyman who can tend to miscellaneous projects on the property and general pool building cleaning.

The next meeting is tentative for Monday, July 29th @ 8:00pm at Unit 17.

***The AGM Meeting will be at the Dobbs Ferry Community Center (The Library)
on September the 15th - tentative***