

**Washington's Headquarters Homeowners Association
6/11/15 Board Meeting**

Present:

Eli Cohn, David McPherson, Dale Greenwald,
Jonathon Brose, Sabin Meyer, Jeff Coyne, Margaret Federici

**Issues for the board or the management company can be emailed to
board@washingtonshq.com or telephone 914.512.8129**

May 2015 Board Meeting minutes were approved.

Financials

- Eli provided the financial update. We remain in good financial standing with solid reserves.
- Deer Protection system was an atypical expense for the month. The system appears to be working well.

Administrative

- Insurance – The HOA policy has been renewed.

Painting Project

- Two additional painting proposals have been received. Dale and the board will review and determine if acceptable.

Lighting

- Scotty Electric has repaired all lights and lamp posts around the property. They will provide a cost for adding an electrical conduit to traffic circle on south end of property. This will enable lighting of the circle.

Perimeter Wall

- No Update

Roadway Repairs

- Probes to assess the roadway substrate have been completed. Next step is to address the drainage issues.

Pool & Tennis Court

- Blue Horizon is scheduled to fix glass the broken glass panel in the pool house.
- A seal has been replaced on the pump to resolve leaking in the pool house.
- Mesh has been installed to protect the pool house from rocks and debris thrown from the aqueduct trail.
- Tennis court will remain closed due to concern with the retaining wall pulling forward. Our engineer recommended closure and is developing recommendation on how to repair.

- A lighting recommendation for tennis court is due from Scotty Electric.

Landscaping

- Adams Tree Service will be pruning some trees on the property to prevent branches snapping and causing damage or injury.
- Margaret will have Adams provide notification to be shared with homeowners before spraying and fertilization of trees takes place.
- Dale and Margaret surveyed the courtyard to identify where new shrubs and plants are needed. Civitano provided a proposal and will begin relocating some plants and planting new shrubs where appropriate.
- Board discussed a recommendation to replace dead or dying shrubs with annuals that will not be impacted by snow build up during the winter. Agreement was reached to replace dead or dying shrubs in front of units unless homeowners elect to replant themselves.

Miscellaneous

- Margaret will follow up with ConEd to schedule removal of the temporary power cable running to unit 1 and completion of permanent repair.
- Fire extinguishers have been installed in the auxiliary building.
- Margaret secured a proposal for individual homeowners to have Deer Tech installed behind their units if desired.

The next board meeting will be on July 15th in unit 19