

**Washington's Headquarters Homeowners Association  
3/12/15 Board Meeting**

**Present:**

**Board Members**

Eli Cohn, Jeff Coyne, David McPherson, Dale Greenwald,  
Sabin Meyer, Ken Colao, Jonathon Brose

Issues for the board or the management company can be emailed to  
[board@washingtonshq.com](mailto:board@washingtonshq.com) or telephone 914.512.8129

February Board Meeting minutes were approved.

**Financials**

- Eli provided the financial update. We remain in good financial standing with solid reserves.

**Administrative**

- Margaret is scanning all relevant documents and purging any dated, unnecessary files.
- Jeff is setting up a Google Drive to archive HOA documents moving forward.
- We're retaining Planning studies, Surveys, Previous capital projects information, and any other information deemed pertinent.

**Painting Project**

- The Painting RFP will be submitted to 8 contractors for response. The board will select a contractor who can perform necessary carpentry work, as well as painting.

**Lighting**

- Margaret has list of repairs needed on the property and is scheduling a contractor to complete work.

**Retaining Wall Update**

- Testing has revealed that the front retaining wall is actually moving.
- Excessive freeze during winter may have exacerbated the problem.
- Additional measurements will be taken as the ground thaws to assess severity of the damage.

**Roadway damage**

- The freeze-thaw cycles caused significant heaving in the roadway this past winter. Water under the roadway is not draining properly and freezing.
- An engineering firm has been engaged to develop a long term repair strategy.
- Repairs work will begin in mid-April when Asphalt becomes available.
- Immediate steps to address the roadway damage are:
  1. Continue testing to determine source of the underground water
  2. Develop a drainage solution to alleviate water problems moving forward
  3. Patch any dangerous spots in the roadway in April as asphalt becomes available.

4. Identify Contractors to complete the short term patches and ultimate replacement of the roadway this summer.

#### **Pool & Tennis Court**

- The pool is scheduled to open by April 15<sup>th</sup>.
- Margaret has submitted application for necessary pool permits.
- The board is considering installing an auto-monitoring system from H2O to track and report chemical levels in the pool water. Margaret will determine if the H2O system reports will satisfy DOH regulations.
- Margaret will schedule NewMat to install the additional fencing along the aqueduct trail to protect the pool house glass roof.

#### **Gardening and Snow Removal**

- The board will amend our contract with Civitano to include filling salt buckets in individual unit's utility rooms and clearing snow from the walkway adjacent to the crosswalk during storms.
- The Board is evaluating proposals from two tree maintenance companies to maintain trees on the property this year.

#### **Miscellaneous**

- Deer continue to pose a problem on the property by damaging plantings and inhibiting utilization of the courtyard with droppings and urine.
- Margaret is exploring pricing for DeerTech, an electronic system that other properties in the area use to repel deer.

***The next board meeting will be on Wednesday, April 15<sup>th</sup>***