

WASHINGTON'S HEADQUARTERS
BOARD OF DIRECTORS MEETING
February 25, 2020

Minutes from January 21 board meeting were reviewed and approved, will be sent for posting on the website.

FINANCE/INSURANCE

Reviewed finances, nothing outstanding to report.

CAPITAL IMPROVEMENT PROJECT

Ken is looking for additional bidders for Phase 2 of the capital improvement project. We have spoken to a few of the old bidders and they passed on bidding. We are now qualifying a few new firms to bid only phase 2. We also spoke to Adamo who was willing to hold their price for at least three additional months.

Dale has spoken with 2 architects for review of the blueprints. Will send electronic copy to these architects.

Ken spoke to Brooker to resolve open Billings and complete reconciliation of their account but they are not finished. On two occasions they had to reschedule the call with Ken. He will look into ethical standards to address this issue with Brooker before next meeting and will circulate his findings and recommendations.

Fire hydrants. Jon spoke with the village administrator and called the Fire Chief in Dobbs, no further information on it currently. Jon will f/u with the Fire Chief.

EASEMENT

Dale followed up with the Village about the easement. No response from Jan 6, Dale sent an additional email today 2/25. It is up to the Village to investigate. According to Palmer, Village Engineer, we have split the cost and maintenance between the Village and WHQ in the past.

Board proposed to find out whether our insurance will cover fees associated with problems with the sewage.

Board proposed to go through the official process of giving the Village the easement. Jon will inquire with lawyer to approach the Village to finalize the easement.

POOL

2020 DOH permit application has been submitted.

Final compliance documents have been forwarded to DOH for pool heater and mechanical room upgrade.

MISCELLANEOUS/ UNIT ISSUES

Civitano cleaned the pond.

Daryl Adams is retiring, Dale suggested to meet with Adams designated replacement Dave Lowry of North Castle Tree and Landscaping on the property to discuss scope of job and see if he will be a good replacement for Adams.

Dale Proposed to replace some of the garden shrubbery that has been decimated. We have budgeted \$4,000 for grounds extras, some of which has already been used toward the DeerTech devices. The balance potentially could be used to replace some of the shrubbery. This will be discussed further at next meeting.

Unit 2 being put on the market

Unit 16 Donn Gerelli looped into the general question regarding insurance policy. Outdoor closet door hinge is broken, Gary inquired about whose responsibility it is. Board agreed it is the homeowners' association responsibility.

Unit 1 Brickwork issue under French door, Jon will find mason for an estimate. B/c it is a façade issue, it is the homeowners association responsibility. Board pre-approved repair up to \$2,500.