

Minutes
WHQ Monthly Board Meeting
June 20, 2023

Attendees

Phyllis (PF)
Jon (JB)
Carlos (CP)
Greg (GN)

Not in Attendance:

Jason (JG)
Len (LC)
Ken (KC)
Elizabeth (ES) Ferrara Mgmt Group

A. May minutes were approved and have been posted on the WHQ website.

B. Financials

1. ES will send an email to set up a zoom meeting with CP, KC, and FMG financial officials to clarify the Capital expenses and the drawdowns so that they are coded and specified monthly in the financial.

C. Capital Project

1. Belinda (HOA project mgr) will be asked to attend monthly board meetings to provide an update to the Board and to answer any questions that the Board may have relayed to the progress of the Capital Project (e.g., where things stand with the Town and NYS DOT, Tree Commission, etc.)
2. GN will compile the list of questions from the Board regarding project status and will forward to Belinda and Ken.

D. Homeowner issues

1. The Board, referring to the Bylaws, agreed that the exterior light fixtures on homes are the responsibility of the homeowner and not the HOA. Ferrara will be asked to inform the homeowners of the HOA policy.
2. GN will assemble a list of items suggesting the respective responsibility of the individual homeowner or HOA. The list will be presented at the next board meeting for discussion.
3. The HOA hired a handyman to do small jobs (work) around the property, (e.g., repairing fencing, painting hydrants as requested by the Dobbs Ferry Fire Department inspector.).

Next Board meeting July 17, 2021; 7:30 pm