

WHQ Monthly Board Meeting

September 28, 2023

7:30 pm

Attendees:

Len (LC)
Jason (JG)
Phyllis (PF)
Carlo (CP)
Ken (KC)
Elizabeth (ES) Ferrara Mgmt
Eve (Brooker engineering)
Susan (landscape architect)
Belinda (Project Mgr)

Not in Attendance:

Jon (JB)
Greg (GN)

August minutes were approved and posted on the WHQ website.

I Financials

- A. Check summaries have been appropriately listed by FMG as previously requested.
- B. ES will check with Karen (FMG) to get the open \$35,000 funds moved to the Reserve Account. The funds are from a previous insurance claim.

II Capital Improvement Project

- A. The Board discussed the additional scope of work required to repair damaged interior retaining walls between units 1 & 2 and tennis court wall (now being monitored) and drainage issues (behind pool house, swale, misc hookups) that have arisen since the original Capital Improvement Project (exterior perimeter wall) was approved. The Board voted and approved proceeding with as much of the work as possible within the budgetary limits of the existing \$2 million loan.
- B. Susan Jainchill, the landscape architect hired by the Board, discussed the plan for tree mitigation. The size of replacement trees and shrubs will be determined by the landscape budget after the wall is replaced and the costs associated with Phase 2A are confirmed.

III Pool replacement

- A. The Board voted to proceed with the replacement of the pool heating and filtration systems, as well as the necessary electrical upgrade to service the new equipment.

IV Homeowners Association Annual Meeting

- A. The Board will update the Homeowners on the status and costs of the Capital Improvement Project, as well as other initiatives at WHQ.
- B. Line items will be added to the budget for cleaning gutters and adding screens.

HOA annual Board Meeting

October 23, 2023

7 pm

Dobbs Ferry Library

November Board Meeting

Nov. 21, 2023

7:30 pm