

WHQ Monthly Board Meeting
September 25th, 2024
7:30 pm

Attendees:

Jason (JG)
Phyllis (PF)
Jon (JB)
Elizabeth (ES)
Belinda (B)
Dale (DG) (as non-voting participant)
Greg (GN)
Ken (KC)
Len (LC)

Not in Attendance:

Carlos (CP)-Proxy PF

1. Approval of Board Minutes:
 - a. Not approved yet - August pending approval
2. Financials
 - a. Did not review - CP not present
3. Capital Improvement Project
 - a. All invoices submitted to bank and balance of \$2M loan has been deposited into 152 bank accounts
 - b. Irrigation lines that were cut - around the perimeter wall is Adamo's responsibility. Anything else is not his responsibility and we need to contact Plitnick
 - c. Pool house - need to communicate with the board of health regarding the pool house - the pipe that runs beneath the pool house may need to be replaced, which would require approval from department of health. Will likely need to engage the engineer to support this.
 - i. Jason to engage the engineer one more time, then another board member will need to maintain the relationship
 - d. Probe report
 - e. Action item - GN and CP to pull the assessment schedule for all unit owners and determine if that sums to the loans principal and interest amount
4. Annual Homeowners Meeting
 - a. Scope and Agenda
 - b. CIP Updates
 - i. Budget updates
 - ii. Current scope - to be priced landscaping, paving
 - iii. Future scope - facade, pool facade, under ground water supply - narrowing in on budget for facade work based on latest inspection
 - iv. Budget
 1. Current fiscal/ previous fiscal - budget vs actuals

2. Future fiscal/current fiscal - pro forma and any operating deficit or surplus
- c. Action - Karen to confirm that any homeowners who have paid their assessment in full, monies have been paid to Avidia bank toward the principal amount

Next Meeting Date: TBD

Next Annual Meeting: October 28, 2024 at 7:00pm