

WHQ Monthly Board Meeting
April 29th, 2025
7:30 pm

Attendees:

Ken (KC)
Dale Greenwald
Jon Brose
Carlos (CP)
Phyllis (PF)
Elizabeth (ES)
Belinda (B)
Greg (GN)
Belinda

Not in Attendance:

Len (LC)

1. CIP Improvements Updates

- a. Back of pool house - waiting on a galvanized pipe to connect aqueduct trail and back of fabricated drop wall. The top of the wall will then be capped
- b. Additional drainage being built near grotto
- c. Final item is pipes for deck drainage
- d. Punch list outstanding - spalling concrete - Adamo to take a look
- e. Next steps on Financials
 - i. Meeting with Ken, Karen (FMG), Carlos, Belinda, GN
- f. Budget - Estimated budget remaining - ~\$27k
- g. Aqueduct Trail survey - discussion about commissioning Eve Mancuso (PE) for a study to determine the runoff issue. Board wants to further investigate and follow up with Eve to see if she had any communication with departments that handle stormwater management before committing.

2. Irrigation

- a. Proposal in hand from JC irrigation
- b. JC could potentially create a new line run
- c. Spray system is no longer up to code, should have a drip irrigation
- d. Board votes and approves for exploratory work - ~\$1,450
- e. Ryan & Ryan to come back while Adamo is still there and turn on the irrigation system to activate the sprinkler system - target 3/24 week
- f. Not approved yet - November approval required

3. Landscaping projects

- a. Dale has sent out bids to 5 contractors, including the General Conditions and the spec that Susan Jahill drafted for us (landscape architect)

4. Other items (not covered due to time)

- a. Owner Issues
 - i. Unit 6 - bedroom window wooden frame is broken and needs to be fixed
 - ii. Unit 14 - access to aqueduct trail via common backyard
- b. Facade repair program

c. Capital Projects Prioritization

Next Meeting Date: May 13th 7:30pm