

WHQ Monthly Board Meeting
August 19th, 2025
7:30 pm

Attendees:

Ken (KC)
Dale Greenwald
Greg (GN)
Elizabeth

Not in Attendance:

Jon
Len
Phyllis
Carlos

This meeting was to review the Facade Report prepared by Stephen Tilly Architects

Facade report review

- a. Unit 7 issues #PL1 - to be determined on whose responsibility it is for mansard - many of the issues are root cause for
 - i. Risk - Low to medium
 - b. Unit 5 - Dormer issues, root cause is improper drip edge and shingling system - dormer is likely a facade element
 - i. Risk - Low to medium
 - c. Unit 8 and 9 - HOA responsibility
 - i. Risk - Low
 - d. Unit 15 - new roof is required and this is the responsibility of the homeowner
 - i. Risk is low
 - e. Unit 18-19 - some is HOA responsibility
 - f.
2. Actions required
- a. Determine if the mansard is the HOA responsibility or the homeowner's responsibility
 - b. Potentially get a specification from our architects on the construction of the roofing system and mansard system for contractors to follow and sign off on
 - i. A consistent standard of materials should be specified - e.g. marine grade plywood
 - ii. Consistent drip edge
 - c. Send request to homeowners to ask about the last time they have had repairs, replacement, of roofing system

Next Meeting Date: August 19th 7:30pm