

**Minutes of Washington House Annual Council Meeting
Thursday, 19 January 2012**

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|------------|----------------------|-----|-----------------|-----|
| Attendees: | Bobbs, Pamela | 206 | Joos, Jill | 320 |
| | Bracken, Bob | 204 | Mailman, Eric | 411 |
| | Bracken, Waltraud | 204 | Martuza, Jean | 308 |
| | Chase, Bruce | 404 | Mc Cartan, Bill | 215 |
| | Chase, Jamie | 404 | Persak, Bob | 218 |
| | Dunlap, Jim | 304 | Persak, Susan | 218 |
| | Granados, Rodolfo G. | 415 | Sawyer, Kelly | 403 |
| | Ho, Jean | 302 | Sawyer, Len | 403 |
| | Honor, John | 401 | Scott, Joy | 310 |
| | Honor, Karen | 401 | Sun, Shao-Tang | 302 |
| | | | Woods, Mary | 319 |

15 of 46 (33%) residential and commercial units sold and settled were represented by 21 attendees.

- A. **Attendance:** Handled by sign-in sheet.
- B. **Corrections to notes of the 15 December 2011:** No corrections identified.
- C. **Old Business**

Building Issues Status — Bob Persak

- Work has focused on the build-out of recently sold units and the fixing of leaks. Not much has been done regarding the "to do" list.
- Individuals with multiple storage cages must move their items into a single storage cage ASAP in order for there to be enough cages for the recently sold and to be sold units.

City Council vote on 132 Delaware Avenue Project — Bob Persak

- This project was tabled at the 9 January 2012 meeting of the City Council when the developer presented a scaled down version (12 apartment, 4500 square feet commercial) but did not provide detail plans. Council members asked for plans and details regarding the scaled down proposal. Rezoning (from BL to BB) and a special use permit (for the housing/commercial combination) are still needed for the scaled down version, but no parking waiver is required.
- The project will be discussed at the 23 January 2012 Council meeting. All interested individuals are encouraged to attend that meeting.

D. **New Business**

Review Nominees for WHCAUO Council — Bruce Chase

No new nominees were presented for Council. Ballots were distributed for the slate of nominees presented at the 15 December 2012 meeting. Specifically: Bob Persak, Bruce Chase, Joy Scott, Keith Joos, and Pamela Bobbs.

Vote on Council Members — Bruce Chase

- Fifteen (15) ballots were cast at the meeting by residential unit owners (1 share each) for a total of 15 shares. Eleven (11) absentee ballots were received from nine (9) residential unit owners with 1 share each and two (2) commercial unit owners with 3 shares each representing 18 shares. In total 25 ballots were voted representing 33 shares. The results of the votes were unanimous for the nominees presented and for letting council members determine the length of each council member's term.
- Asked if monthly meetings were still necessary now that owners were in control of the Council, attendees felt that they were not. Quarterly meetings were suggested. Bruce confirmed that minutes of Council Meetings will continue to be sent to all owners and additional meetings announced and held as needed to keep everyone apprised of what Council members are doing.

Mandatory Recycling Meeting — Joy Scott

- Joy attended the DNREC public workshop on universal recycling for multi-family complexes held on 10 January 2012. She reported that recycling is mandatory for multi-family complexes with centralized collection by 1 January 2013. WH is ahead of schedule in that it already provides recycling. As more units are sold and inhabited, increased volumes of recycling will be needed. WH efforts will need to focus on improving both the collection and storage of recyclables prior to pick up by the waste management service. Joy said she would coordinate periodic training sessions on what is being done and what residents need to do as improvements are implemented.
- Reminders were given for all residents to put recyclables down the trash chute if the recycle bin is full, to flatten boxes before putting them in the recycle bin, and not to leave anything on the floor in the trash rooms. If something does not fit in the bin or down the chute, take it to the appropriate place on the first level parking area.

E. Other Business

Washington House Evacuation Plan — Pamela Bobbs

Several weeks ago, Mary and Kent Woods (unit 319) graciously took over the work of developing an evacuation plan for Washington House. Mary indicated that they could probably have something ready for the next meeting. She will coordinate the review with Council and work with them to determine how best to get owners' feedback.

New Cleaning Team — Bob Persak

A new cleaning company started this month. If residents see anything that has been missed or needs attention, they are asked to report it to Bob. The new team has a supervisor with them every week, does a walk through at the end of the cleaning cycles, and workers use a check list particular to each floor. It will take this team a little while to catch up with the things that have not been done in the past, so please be patient.

Sales Statistics — Pamela Bobbs

In response to a question about sales statistics Pamela reported that as of 19 January there are 46 units (42 residential and four commercial) -- sold and closed. Unit 316 is due to settle any day now. Unit 412 is schedule to settle on 29 February. A hold was placed on 416 today.

F. Next Meeting Dates

The next meeting date will be discussed at the organizational meeting of new Council members and announced via e-mail and posted on the bulletin board. In future, meetings will be held on Wednesdays rather than Thursdays.

G. Adjourn

There being no further business, the meeting was adjourned at 7:20 p.m.