



WHCA Council Regular Meeting Minutes

April 13, 2016

APPROVED BY UNANIMOUS VOICE VOTE OF WHCA COUNCIL ON OCTOBER 27, 2016

Pursuant to notice, a regular meeting of the Council of the Washington House Condominium Association was held on Wednesday, April 13, 2016, at 7:00 p.m., in the Washington House Community Room. Present were: WHCA President and Council member Michael Chajes, WHCA Vice President and Council member Karen Hornor, WHCA Secretary and Council member Susan Swan, WHCA Treasurer Bruce Chase, Council members Tamara Montgomery and Eric Mailman, and 28 additional owners, representing a total of 25 residential units and 1 commercial unit. The quorum requirement for a meeting of the Council was satisfied. Lorraine Brady of Aspen Property Management Company attended at the invitation of Council.

Call to Order/Opening Remarks

The President called the meeting to order at approximately 7 p.m. and welcomed the attendees.

Approval of Minutes

The President called for a motion to approve the minutes from the WHCA Council meetings on January 20 and January 27, 2016. Ms. Hornor so moved, Mr. Mailman seconded, and the minutes were approved on a unanimous voice vote of the Council members.

Old Business

HVAC: Ms. Swan and Ms. Brady explained how owners could receive a group discount for the routine maintenance and diagnostic servicing of their heating and air-conditioning systems in May.

Energy costs: Ms. Hornor reported that the Council asked Aspen to install LED light bulbs throughout the building and timers on the light switches in the trash rooms in order to lower our energy usage and costs. She asked owners not to manually shut off the trash room light switches; they will do so automatically. She also reported that the Council is having an energy audit performed to identify other potential cost savings.

Election of WHCA Officers

Ms. Hornor made a motion to elect the following slate of WHCA officers:

President, Michael Chajes
Vice President, Karen Hornor
Treasurer, Bruce Chase
Secretary, Susan Swan

The motion was seconded by Ms. Montgomery and was approved by a unanimous voice vote of the Council members.

Defect Repair Update

Mr. Chajes reported on the status of repairs to the brick exterior of the building. He noted the following:

Phase 1 (orange; northeast side) is nearly complete up to Units 213/313, and dismantling of the tunnel and scaffolding is underway.

Phase 2 (red; north side) is complete except for repairs around the Cosi sign; scaffolding is being dismantled and moved to the west side.

Phase 3 (blue; southeast side) is well underway, with the demolition completed and repairs begun.

Phase 4 (green; west side) is now being scaffolded through 218/318/418.

Mr. Chajes noted that some effluorescence of the new brick can be expected, but it will abate over time. He also reported that bricklayers' union organizers have been protesting outside the building. He noted that Nowland solicited union bids for the brick repairs, but no union shop bid on the job. He reported that some organizers had been seen inside the garage and harassed one of the workers. He said that the organizers have been told to stay off the property, and he asked owners not to engage with the protesters but to call the police to report any trespassing.

Financial Update

Mr. Chase reported on the status of the regular and defect financials. He noted that the regular operating expenses were running about \$4,500 over budget, but that was to be expected because more expenditures occur toward the beginning of the fiscal year. He reported that about half the owners had paid their assessments in full. He provided details on the construction loan that was recently secured.

Recycling

Mr. Chajes reported on his visit to a Delaware single-stream recycling center, at which he gathered information about best recycling practices. Based on this information, he informed residents that **the following items should not be placed in Washington House recycling bins:**

- Plastic bags of any kind (grocery bags, shopping bags, etc.), which clog up the recycling machinery; some grocery stores provide receptacles for recycling plastic bags;
- Shredded paper or small pieces of paper, which also clog up the machinery and create litter on our property when the recycling dumpsters are emptied;
- Food or liquids; all containers placed in the recycling bins must be thoroughly rinsed to avoid attracting bugs and causing odors.
- Dirty/oily pizza boxes;
- Dirty tin foil;
- Frozen food boxes
- Styrofoam of any kind
- Large or bulky cardboard boxes; all boxes of any size must be broken down, and boxes larger than a shoebox must be taken down to the Compactor Room in lower-level garage and disposed in the recycling dumpster.

Unit Rental Update

Mr. Chajes thanked the ad hoc Rental Committee and the chair, Pamela Bobbs, for their work. He noted that although the committee members were not unanimous in their opinions, they presented clearly articulated views, which was helpful to the Council. He noted that our real-estate lawyer, Tom Mammarella, suggested that we focus on the rental issues for 2016 first, before making longer-term

occupancy policy. Accordingly, Mr. Chajes reported that the committee recommended, and Council has implemented, several measures:

- Council will review rental applications in a batch, annually, to minimize work for Aspen and the Council.
- First-time rental requests will be accommodated as much as possible.
- We will not ask the City to raise the limit on the number of rental units, in the interest of preserving owner occupancy.
- The Council is considering instituting an annual rental fee.

Mr. Chajes explained that the Council will not count roomer units as rentals, although the City still does require roomer units to obtain a rental license, and this decision relieved the pressure on the available rental slots. He noted that the Council received fewer rental requests than anticipated, so we hope to accommodate the 2016 requests without having to terminate the older rentals.

Mr. Chajes addressed owners' concerns about noise and other violations by renters and roomers, noting that it's imperative that violations are reported and documented so that the Council can enforce the rules.

Open Discussion

The President opened the meeting to discussion items from those in attendance. Responding to questions, Mr. Chajes reminded owners to periodically check for water in the drip tray of their water heaters, since the units are getting old and could leak. He also explained that if owners wish to have their dryer vents inspected and cleaned periodically, which is recommended, they should take care of that individually; we won't be making group arrangements, because people's dryer use varies widely, and some need much more frequent inspections than others.

Adjournment

Following a motion to adjourn by Mr. Chajes, seconded by Ms. Hornor, Mr. Chajes adjourned the meeting at approximately 8:15 p.m.

Submitted by Susan Swan.