



WHCA Annual Meeting Minutes January 25, 2017

Pursuant to notice, the Annual Meeting of the Washington House Condominium Association of Unit Owners was held on Wednesday, January 25, 2017, at 7:00 p.m., in the Washington House Community Room. A total of 40 people attended, including: WHCA President and Council member Michael Chajes, WHCA Vice President and Council member Karen Hornor, WHCA Secretary and Council member Susan Swan, WHCA Council members Eric Mailman and Tamara Montgomery, WHCA Treasurer and Building Remediation Committee member Bruce Chase, and Building Remediation Committee member Warren Pratt. Brad Carrillo of Aspen Property Management attended at the invitation of the Council. A total of 43 units were represented in person and by proxy, thus satisfying the quorum requirement of 30 units represented.

Call to Order/Opening Remarks

The President called the meeting to order at approximately 7:10 p.m. and welcomed the attendees. Mr. Chajes called for a motion to approve the minutes from the October 27, 2016, WHCA Budget Meeting. Mr. Mailman so moved; Ms. Hornor seconded the motion. Upon a voice vote of the WHCA members in attendance, the minutes were approved with no dissent.

Annual Property Management Report

Mr. Chajes summarized the maintenance work performed in 2016 and upcoming in 2017, as follows:

- The major maintenance item was the repair and upgrade of the entrance doors and key card security system. The entrances to the south stairwell are now locked day and night and require the use of a building key card, as are the entrances to the north stairwell except for the door from Main Street, which presently is unlocked during the day for restaurant deliveries. In response to a concern about food deliveries, Mr. Chajes noted that the hours may be adjusted in the future as needed.
- LED lights were installed in the garage, saving on electricity. In response to a concern from an owner about the garage being too dark at times, Mr. Chajes said Aspen will make adjustments to the timing.
- A large number of sprinkler heads are being replaced on the 4th floor at present.
- Replacement of the carpet in the common areas is being considered for 2017.

Mr. Chajes reviewed the status of the building defect repair work, as follows:

- The replacement of the brick veneer is complete.
- Some exterior punch list items and weather-dependent repairs remain.
- The defective stone work needs to be replaced, but that work is not presently in the budget.

Treasurer's Report

Mr. Chase presented a slideshow report summarizing the 2016 financials for the operating account (including budgeted and actuals), the replacement/reserve account, and the defect repair account, and answered various questions from attendees. He noted the following highlights:

- The building's electricity bills dropped significantly in mid-2016 (possibly due to the installation of LED lights), helping to balance the budget.
- The Replacement/Reserve account is now well funded, because of the relatively large contributions made to it over the last few years.

Dog Policy Committee

Mr. Chajes announced that an ad hoc Dog Policy Committee has been chartered to propose policy suggestions to the Council on a variety of difficult issues involving dogs in the building. He said he had named eight unit owners to the committee, including two unit owners who do not own dogs.

Council Member Election

Mr. Chajes explained that Mr. Mailman and Ms. Swan had each agreed to stand for re-election to another three-year term on the WHCA Council concluding in January 2020. Mr. Chajes solicited other candidate nominations from the floor, but there were none. Accordingly, Joy Scott made a motion, seconded by John Hornor, to reelect Eric Mailman, and the motion passed on a unanimous voice vote of the unit owners. Bruce Chase then made a motion, seconded by John Piper, to reelect Susan Swan, and the motion passed on a unanimous voice vote of the unit owners.

Open Discussion

Mr. Chajes addressed questions related to topics including ideas for saving on lighting costs; the Dog Policy Committee; and the status of the lawsuit.

Adjournment

There being no further questions, John Piper made a motion to adjourn, seconded by Jim Dunlap, and Mr. Chajes adjourned the meeting at approximately 8:06 p.m.

Submitted by Susan Swan

Attachments: Treasurer's Report FY 2016