



Approved by unanimous vote of WHCA Council 9/20/2017

WHCA Council Quarterly Meeting Minutes June 14, 2017

A meeting of the Council of the Washington House Condominium Association was held on Wednesday, June 14, 2017, at approximately 7:00 p.m., in the Washington House Community Room. In attendance were WHCA Council members Michael Chajes, Karen Hornor, Eric Mailman, Tamara Montgomery, and Susan Swan, thus satisfying the quorum requirements for the meeting.

Call to Order / Opening Remarks

Mr. Chajes convened the meeting, welcomed the owners in attendance, and made several announcements:

- Unit 305 was recently purchased by Kennedy Clark, who, with her mother, Linda, had been tenants in the unit for several months. Mr. Chajes welcomed the Clarks to Washington House.
- We expect to have new owner occupants in Unit 306 next week. Please welcome Tom Way and Anne Slease to Washington House.
- New tenants just moved into Unit 309. Please welcome Steve Weightman, Anya Rodriguez-Frias, and their 1-year-old son Ian.
- The tenant in Unit 313 is leaving ahead of schedule, and the owners are seeking a new tenant. If anyone knows of someone interested in renting at WH, please contact the Boytims.
- The tenant in Unit 303 will have a parking space available for rent during the next UD academic year. If you're interested, please contact Chris Lynch. [Secretary's note: An updated Washington House Directory will be circulated at the end of June. Please remember that any changes in unit occupancy must be reported to Aspen immediately.]

Mr. Chajes asked Secretary Susan Swan to review some basic information about Washington House meetings for the benefit of those in attendance. Ms. Swan explained the following:

- The Delaware Code requires condominium boards to hold a minimum of four meetings a year. All owners may attend and observe meetings of Council and may ask questions during the open comment period at the end of each meeting. The purpose of Council meetings is mainly to deliberate and vote on issues, as well as to put important items on the record. Routine business of the Council is held in periodic working sessions throughout the year as needed.
- The WH Code of Regulations requires two owners' meetings a year. The budget meeting, at which owners vote on the annual WH budget, is typically held in October. The association's annual meeting, at which owners elect Council members, is typically held in January.
- Minutes of Council meetings and owners' meeting are recorded and are publicly available on the WH website.

Approval of Minutes

Mr. Chajes called for a motion to approve the Secretary's minutes from the Council's January 25, 2017, meeting. Ms. Montgomery so moved, Mr. Mailman seconded the motion, and the minutes were approved by a unanimous voice vote of the Council members.

2nd Quarter Treasurer's Report

WH Treasurer Bruce Chase presented to Council an update on the Association's finances as of May 31, 2017, as follows:

- He noted that as of that date, there was a surplus in both the regular operating account and the defect repair account.
- He reviewed income vs. expenditures to date (regular and defect) and budget vs. expenditures to date (regular and defect), and noted that spending is on target.

- He noted that with Phase 1 of the defect repairs essentially complete, the loan draw period is now over.
- He reviewed the status of the loan and the amortization schedule.

Legal Update

Warren Pratt, a member of the Building Remediation Committee, provided to Council a brief update on the defect lawsuit against the WH developer and other parties. He noted the following:

- Superior Court Judge Carpenter postponed the trial date in the case from April 2017 to November 2017 at the request of lawyers for the developer, David Sills, because of a serious injury Mr. Sills had sustained. Jury selection is scheduled for November 2, with the trial beginning on November 8.
- The legal discovery period has ended.
- No date has been set yet for the pre-trial conference, and trial exhibits have not been designated as yet.
- Judge Carpenter has yet to rule a number of motions filed by the defendants and one motion filed by WH.

Open Discussion

Mr. Chajes opened the meeting to discussion items from owners in attendance. Mr. Chase addressed questions about the construction loan. Mr. Pratt addressed questions regarding the lawsuit. Ms. Swan responded to questions about how to communicate with the Council and with Aspen. Mr. Chase emphasized to attendees that the Council's finances are open-book, and owners may contact him anytime to review them in detail and discuss them. Mr. Chajes urged owners to get in touch when they have any questions or concerns so they can be addressed promptly and satisfactorily.

Adjournment

There being no further business, Mr. Chajes adjourned the meeting at approximately 7:38 p.m.

Submitted by Susan Swan.

Attachments: Treasurer's Q2 financial report to Council