



PROVISIONAL

## WHCA Council 2nd Quarter Meeting Minutes June 26, 2018

A meeting of the Council of the Washington House Condominium Association was held on Tuesday, June 26, 2018, at approximately 7:00 p.m., in the Washington House Community Room. All WHCA Council members attended the meeting in person or by proxy, thus satisfying the quorum requirements.

### Call to Order / Opening Remarks

Council President Michael Chajes convened the meeting and welcomed the owners in attendance. Then, with no objections, he added an item to the agenda: an update on the Association's year-to-date regular finances.

### Approval of Minutes

Mr. Chajes called for a motion to approve the Secretary's minutes from the Council's March 29, 2018, meeting. Council member Michael Przywara so moved, Council member Eric Mailman seconded the motion, and the minutes were approved by a unanimous voice vote of the Council members.

### Old Business

There was none.

### Weather Station

Mr. Chajes introduced WHCA Treasurer Bruce Chase to present financial updates. Mr. Chase first announced that, with permission from the Council, he had installed a weather station on the roof of the building. He provided website and login information for accessing weather data from the station.

### Update on 2018 Financials

Mr. Chase then provided a brief year-to-date summary of the Association's regular 2018 financials. He noted that expenses are running slightly over budget for several reasons, including costs that are front-loaded into the beginning of the year as well as increased cleaning costs and some parking garage infrastructure expenses. Those increases are partly set off by some carryover funds from 2017.

### Presentation: Defect Repairs, Phase 2

Mr. Chase provided a slideshow presentation on the next phase of the building defect repairs.

### Vote on Special Assessment Resolution

Mr. Chajes presented a proposed resolution to impose a further special assessment to pay for Phase 2 construction costs. He then opened the meeting to discussion by Council members. There was none. Mr. Chajes then called for a motion to close discussion and to vote on the resolution. Council member Michael Przywara so moved, Council member Eric Mailman seconded the motion, and the resolution was approved by a unanimous vote of the Council.

### Open Discussion

Mr. Chajes opened the meeting to discussion items from owners in attendance. Topics included the stone demolition schedule, the defects lawsuit, special assessment financials, and the possibility of installing electric vehicle charging capacity in the garage.

### Adjournment

There being no further business, Mr. Chajes called for a motion to adjourn. Council member Michael Przywara so moved, Council member Eric Mailman seconded, and Mr. Chajes adjourned the meeting at approximately 7:40 p.m.

Submitted by WHCA Secretary Susan Swan.