

WHCA Annual Meeting Minutes

October 18, 2018

Pursuant to notice, a meeting of the Washington House Condominium Association of Unit Owners was held on Thursday, October 18, 2018, at approximately 7:03 p.m., in the Washington House Community Room. In attendance were: WHCA President and Council member Michael Chajes, WHCA Secretary and Council member Susan Swan, WHCA Council members Eric Mailman and Michael Przywara, and WHCA Treasurer Bruce Chase. In attendance were 33 Unit Owners and 0 designees. A total of 47 units were represented (25 units in person and 22 by proxy), thus satisfying the quorum requirement of 30 units represented in order to hold the meeting. A majority of all unit owners, apportioned by unit shares, being required to adopt any measure during a WHCA meeting, the required minimum of 34 unit shares represented was also satisfied, as follows: 27 unit shares in person and 28 unit shares by proxy, for a total of 55 unit shares represented.

Call to Order/Opening Remarks

The President called the meeting to order at approximately 7:42 p.m. and welcomed the attendees. In his remarks as an outgoing member of the WHCA Council, Mr. Chajes expressed his gratitude for the opportunity to serve and called on other owners to do so. He suggested ways to solicit more owner input and engagement, including the creation of more committees to involve more owners in governance.

Mr. Chajes then called for a motion to approve the minutes from the January 25, 2017, WHCA Budget Meeting. Mr. Chase so moved; Unit Owner Joy Scott seconded the motion. Upon a voice vote of the WHCA members in attendance, the minutes were approved with no dissent.

Old Business

None.

Annual Property Management Report

Mr. Chajes recapped some of the the routine maintenance work performed in 2018 to date, including sprinkler head repairs on the 4th floor and plans to mitigate water ponding on the upper-level garage to prevent water intrusion to the commercial units below. He then introduced Ms. Scott, explaining that she has agreed to oversee the creation of new signage for the residential trash rooms. Ms. Scott described ongoing problems with improper disposal of trash and recycling and said that she intends to contact various owners to ensure that they understand the rules for disposal.

Mr. Chajes reviewed the status of the building defect repair work and mentioned that efforts were being made to minimize the impact of the stone veneer repairs on the commercial units.

Committee Reports

Building Remediation Committee: Mr. Chajes, a committee member, reported that he and Ms. Hornor will continue to serve on the committee at the expiration of their terms as Council members and officers. He then introduced committee member and Unit Owner Warren Pratt, who provided an update to owners on the building defects lawsuit.

Mr. Chajes reported that a Design Continuity Committee had been created to provide suggestions to the Council regarding issues of design, décor, and aesthetics of the building. He thanked committee members Pamela Bobbs, Jamie Chase, and Kelly Sawyer for serving. Ms. Chase then presented a report on the selection of new carpeting for the residential common areas, scheduled to be installed in early 2019.

Council Member Election

Ms. Swan thanked Mr. Chajes and Ms. Hornor for their long and skillful terms of service on the Council and reviewed the process for electing WHCA Council members and officers. Mr. Chajes explained that the new terms of office for the two seats being vacated will run through October 2021. He thanked unit owners Cathy Grinstead (Unit 205) and Mary Woods (Unit 319) for volunteering to serve on the Council. As this was an uncontested election, a voice vote was held. Bruce Chase made a motion, seconded by Joy Scott, to elect Cathy Grinstead, and the motion passed on a unanimous voice vote of the unit owners. Mr. Chase then made a motion, seconded by Ms. Scott, to elect Mary Woods, and the motion passed on a unanimous voice vote of the unit owners.

Open Discussion

Mr. Chajes addressed questions related to topics including general building repairs.

Adjournment

There being no further questions, Mr. Chajes adjourned the meeting at approximately 8:25 p.m.

Submitted by Susan Swan