



PROVISIONAL

WHCA Council 2nd Quarter Meeting Minutes April 30, 2019

A meeting of the Council of the Washington House Condominium Association was held on Tuesday, April 30, 2019, at approximately 7:00 p.m., in the Washington House Community Room. In attendance were WHCA Council members Mary Woods, Cathy Grinstead, Michael Przywara, and Susan Swan, thus satisfying the quorum requirements for the meeting.

Call to Order / Opening Remarks

Ms. Woods convened the meeting and welcomed the owners in attendance.

Approval of Minutes

Ms. Woods called for a motion to approve the Secretary's minutes from the Council's January 29, 2019, meeting. Ms. Grinstead so moved, Mr. Przywara seconded the motion, and the minutes were approved by a unanimous voice vote of the Council members.

Financial Update

Treasurer Bruce Chase presented the WHCA 1st Quarter 2019 Financial Report. He reported the following:

- The operating budget is in good shape. As typically happens, first-quarter expenditures exceeded the budget, because a large proportion of WHCA expenses occur early in the fiscal year. The budget comes into balance later in the year.
- A carryover of \$29,000 from 2018 has been designated as contingency funds for 2019.

Mr. Chase also reminded owners of the May 3 deadline for choosing a method payment for the July 2019 special assessment. He answered questions from owners regarding finances for the final phase of defect repairs and about the Replacement/Reserve funds.

Construction Update

Mr. Chase reported the following:

- Demolition of stone on the west side of the building has begun.
- Mobilization of construction on the east side patios is expected to start at the end of May.
- Re-landscaping is expected to start soon, but will be timed to avoid creating a mess during the UD graduation weekend.
- The bulk of the remaining repairs are expected to be complete by the end of September, with punch-list items completed in November.

Mr. Chase and Council members addressed questions regarding building security and about how and when to involve the community in decisionmaking.

Committees

The President added an item to the agenda regarding the Council's intention to create more committees. She explained that the goal was to increase owner involvement and help to spread out the workload involved in managing the building. Ms. Woods said that an email will be going out soon to solicit volunteers for various new committees; she encouraged owners to respond. She also thanked the Design Continuity Committee for their recent work in obtaining new carpet, painting, and window blinds.

Open Discussion

Ms. Woods opened the meeting to discussion items from owners in attendance and responded to a question about door maintenance. Warren Pratt, a member of the WH Building Remediation Committee, addressed a question about the defect lawsuit.

Adjournment

There being no further business, Ms. Woods moved to adjourn, Mr. Przywara seconded, and Ms. Woods adjourned the meeting at approximately 7:45 p.m.

Submitted by Susan Swan.

Attachment available upon request:

WHCA Q1 Financial Report