Washington Park Board of Trustees

April 26, 2021

Called to order at 6:00 pm via Zoom due to Covid-19

Present: Gil Major, Rhonda Fisher, Barry Mahoney, Lisa Arsenault, Barry Kaplan, Ivy Rabinowitz and Chris Collins (BRIGS)

Absent: Jeanne O’Connor

Quorum established

1. Secretary’s Report – approved as presented **MSA**
2. Treasurer’s Report – Chris Collins (BRIGS)
3. Operating balance as of 3/31/2021 - $77,890.01
4. Reserve Cash as of 3/31/2021 - $461,876.78 including NCB CD at $102,110.30 to be renewed at a rate at 0.65% for one year. Renewal is reviewed year to year.
5. Plumbing charges – slight uptick in charges. Chris Collins is meeting CGR on 5/7/2021 at 9:00 am to go over boiler supply list to keep on the property as needed. Costs have increased including lumber.
6. HVAC Repair – association is charged for parts by CGR
7. Payables - $2,600.00 outstanding for two invoices
8. Management Report – Chris Collins (BRIGS)
9. Columbia Gas Settlement – no reimbursement for HOA fees. Board reviewed the claim and voted to accept the settlement of $18,062.00 for the association claim. **MSA**
10. Columbia Gas Class Action Suit – Chris Collins (BRIGS) will follow up on filed documentation.
11. Parking Plan – reviewed and discussed by the Board. Total cost of the project based on the engineering study is $70-75 thousand dollars. The project needs to be presented to the Conservation Commission at the Town of Andover before moving forward. Board voted to approve $13,500 for the Engineering Study and presentation to the Conservation Commission at a May meeting. **MSA**
12. Building #50 – spigot leak. CGR is putting a spigot lock in place to prevent future issues. Repairs are nearly complete to damaged unit.
13. Pool opening - options discussed in possible opening for the 2021 summer season. State and local guidelines to be met. Pool attendant needed and options considered for paid and volunteer coverage should the pool be opened. Paid attendants and volunteers to be searched for and opening dates to be determined based on results of the search. Life-guard experience not required for this paid or volunteer position.
14. Balcony painting at front buildings – the power washing will begin as soon as the painting project is scheduled with Lackey Painting.
15. Cleaning options reviewed – Champion will be consulted for questions on recurring issues.
16. Violations reviewed
17. Door closers – will be looked at per building
18. Open Discussion
19. Landscaping and replacement plantings – update coming on when to be scheduled in May
20. Ceiling light at 257 North Main (Concord House)
21. Visitor spaces – when to be scheduled and completed for marking
22. Cable on building – Comcast wire and will be addressed
23. Plow attachment – Wildwood must remove and not store on the property for the spring/summer seasons.
24. Screen door – still in place and must be removed or put back in place
25. Mailbox names/updates – needed each month
26. Speed bump violations on the north entrance – drivers are avoiding the speed bump and driving on the lawn area to avoid the slow-down bump. How to deter behavior discussed including posts or stones. To be determined.
27. Executive Session

Next Board of Trustees: June 15, 2021 confirmed via Zoom at 6:00 pm

Respectfully submitted,

Lisa Arsenault

Secretary, Washington Park Board of Trustees