Washington Park Board of Trustees

November 18, 2019

Called to order at 6:00 p.m.

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

Absent: Ivy Rabinowitz, Jeanne O’Connor

Quorum established

1. Secretary’s Minutes – approved as written – MSA
2. Treasurer’s Report – Chris Collins (BRIGS)
3. The Board is meeting a week early this month because of Thanksgiving. October Financials will be ready by November 20, 2019 and will be sent to the Trustees in completed form. Total Assets - $744,235.03 with payables at $8,984.29. Cash flow is excellent.
4. Reserve Study – Gil Major went over the revised/updated spreadsheet
5. Management Report – Chris Collins (BRIGS)
6. Deck project – the contract with Landmark is in the final stages of approval. Once approved, the deck at Groton A (#60A) will be replaced as an example/model for the rest of the project. Products reviewed for decking and railings by Trex Building Material. Decision to do Classic White and Pebble Grey. Permitting – drawings to be taken to the Town of Andover for approval. No vote needed.
7. Owner letter informing all owners of the project – Gil composed the letter and was reviewed for changes. Will be sent to all owners before Thanksgiving keeping the community informed of all decision to maintain the property.
8. Paving project – work to be done in the Spring of 2020 and will be priced with additional entry areas including speed bumps.
9. Loan – National Cooperative Bank (NCB) loan to finance the deck replacement project discussed. After reviewing options presented by NCB, a motion to approve a 10-year loan at 4.6% was made. MSA
10. After approval of the NCB loan, Gil Major signed the accepted proposal to move the loan approval forward with NCB.
11. Rules and Regulations – responses from Attorney Perkins reviewed. Updated Rules and will be registered at the Registry of Deeds.
12. Violations – reviewed
13. Dumpster area signs – new signs to be put up to deter violations. Extra pickups discussed.
14. Open Discussion
15. Bonus for John McMullen - $1000.00 approved – MSA
16. Storage bins at Franklin House – to be billed for renewal 1/1/2020
17. Parking spaces discussed – to be discussed at January 2020 meeting
18. Dover House – Brother’s Heating to check zone valves
19. Executive Session

Adjourned at 7:45

No Trustees meeting in December

Next Trustees meeting: 1/27/2020

Respectfully submitted,

Lisa Arsenault

Secretary

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