Washington Park Board of Trustees

Nov. 25, 2024 via Teams

Present: Rhonda Fisher, Barry Mahoney, Jeanne O’Connor, Ivy Rabinowitz, Barry Kaplan, Susan Lanich, and Nikki Newell. Absent: Stephanie Grimaldi

Quorum established at 6:03

1. **Secretary’s Report** – MSA with corrections
   1. Correction to the Oct minutes. $85,626.87 to $85,626.57 Vantagga to Vantaca. Added The property manager was asked to find out if the proposed parking plan as put forth is an “improvement” vs “repair/replacement”.
2. **Treasurer’s Report** – Nikki Newell (Brigs)
3. Current financial (budget, income, expenses) were briefly reviewed with no significant issues. Operating cash $102,723.62 Reserve cash $147,973.82
4. **Management Report**
   1. Rental Unit - Brigs will assign a manager for rental of 259 N Main St. The unit will be cleaned, painted, and necessary repairs made for rental starting Feb. 1.
   2. Vehicle List – 59 owner’s vehicle information have not been received. Motion to send a notice that $100 fine will be assessed monthly until info is received. MSA
   3. Dryer Vent Cleaning – The vendor (Dryer Vent Wizard) will clean in 6 months to see if additional cleaning is needed. Cost $960/year for the 3 front buildings.
   4. Planting Proposal – A contract was signed and submitted to Norse Environmental as required for the Parking Plan approval by Andover Conservation Commission.
   5. Parking Plan- Board members requested a meeting with the WP attorney as there are several questions regarding the legality and processes of moving forward with implementing the Parking Plan.
5. **Open Discussion**
   1. CTA filing? Clarification for filing the Corporate Transparency Act (CTA) is needed.
   2. Towing is to be conducted this winter for vehicles not moved as required by the snow policy.
   3. The Dover laundry room has not been completed but will be worked on after Thanksgiving.
6. **Executive session:** reviewed violation and aging report.
7. Open Board Meeting Adjourned at 7:20 PM
8. Next Board Meeting Jan 27, 2025. Working meetings may be called prior to the Jan meeting.

Respectively submitted.

J. Barry Mahoney, Secretary