Washington Park Board of Trustees

September 24, 2018

Called to order at 6:00 p.m.

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

Quorum established

1. Secretary’s Minutes from August 2018 – approved as written **MSA**
2. Treasurer’s Report – Chris Collins (BRIGS)
3. Total Reserves - $229,568.88
4. No outstanding invoices to be paid other than Direct Energy and Wildwood
5. Appointment of Trustees – form signed by all and will be recorded
6. Management Report – Chris Collins (BRIGS)
7. Gas Emergency – Claim for space heaters opened on 9/24 by Chris Collins (BRIGS). Main claim for Washington Park is #1076779. Columbia Gas is on site 9/24 marking all WP roadways – white lines indicate empty pipes. Yellow lines would indicate full pipes. New lines will be a medium pressure system. Start date on restoration project was moved from 10/1 to 9/24 indicating an earlier than expected resolution for Washington Park.
8. Propane inquiry – discussion on bringing in propane as an alternative option. Contractor indicated that delivery and weather could slow down a switch to propane. Storage areas for tanks around the property would also have to be prepared. Motion made to not consider propane as an alternative option due to current information on an earlier than expected completion date on gas restoration and timing delays in making a propane transition. **MSA**
9. Hot water issue – proposal of $20,000 for equipment/80-gallon electric hot water heaters for each of the 14 buildings. Plumbing and electrical costs to install would be additional. Options discussed on ordering the electric hot water heaters or to wait for complete gas restoration. Motion made to move forward on ordering and installing electric hot water heaters in all 14 buildings – vote was 4-3 in favor – **MSA**
10. Pool house has an electric hot water heater and will remain open and available 24/7 to owners/residents for showers. Champion will clean the shower areas three times a week during the restoration process (Mon, Wed, Fri).
11. Trash issues – discussion and concern over the continuing issues at the dumpster including improper disposal of items and vendor service concerns. Next steps considered by Board of Trustees.
12. Budget for 2019 – to be discussed. Based on discussion, Motion made to approve the 2019 Budget with suggested changes with a 2% increase in Condominium Owner Fees - **MSA**
13. Open Discussion
    1. Concern raised that leaving the pool gate/pool house available for shower use 24/7 could present a safety issue. Pool itself will not be able to be accessed and we will be able to track entry by key code.
14. Executive Session

Next Board Meeting: 10/29/18

Working Meeting: 10/15/18

Respectfully submitted,

Lisa Arsenault

Secretary