

Minutes of the Walnut Grove Homes Association April Board Meeting
4.21.2020 6:30 p.m.
via Zoom

Attendees: Liz Fenster, Eileen Goode, Pam Conrad, Kim Grimmer, Doug Hyant, Molly Hyant, Davie Phillips, Hayden McCann, Charlie Morgan, Jeff Vanderpool

Excused: None

November Meeting Minutes:

- February meeting minutes presented to Board.
- D. Hyant motions to approve. E. Goode seconds motion. Minutes approved unanimously by all present.

Special Guest Charley Cotter and Bill White

- Charley & Wendy Cotter own Madtown Twisters. Walbridge School is closing and Cotter's own the property size of approximately 6 acres.
- Lawyer Bill White attended the meeting to discuss zoning options.
- Buildings are dated and need refurbishment along with parking lot. Cotter's want to be "Best neighbors we can be" and are open to ideas for development, no concrete plans were presented.
- Walbridge School had a CUP (conditional use permit) zoning which is grandfathered in, there is restricted use or "non-conforming use"
- They attended the meeting to keep an open dialogue.

President's Report:

- Liz reports that the effort to get current with IRS exemption status is underway
- Liz is initiating a Handbook for WGHA to explain each Board member's responsibilities.
- Project will include a list of service provider's/contact info for easier transitions in future

Covenants:

- Kim Grimmer is reviewing, the plan is to share with greater WGHA community in late May or June. This will be done in person or digitally.
- We need 50% of assessed value of neighborhood per addition to sign off. All 8 zones must approve
- Potential lawyer is Megan Jerabek of Von Briesen and another member of the firm, Josh Kopp
- <https://www.vonbriesen.com/professional-profiles/1157/josh-c-kopp>
- <https://www.vonbriesen.com/professional-profiles/1093/megan-l-w-jerabek>

Treasury Report:

Dues update:

- 237 homes have paid dues, approximately \$17K in revenue
- 77 homes NOT paid, \$5K revenue is due. \$2500 is likely at US Post office awaiting retrieval

- No late fees will be assessed until 6.30 to help folks that maybe in financial challenges
- Postings about payment to go on Nextdoor.com and WGHA website. 53 Households have no email info.
- \$26K in the bank currently
- \$1200 paid to Auto Owner's Insurance for WGHA Board insurance coverage (Liability Directors and Officers) updated
- Circle grants (\$40-50) will rotate around neighborhood and be posted on Google drive

Greenways Report

- Davie Phillips is seeking \$775 for Spring/fall cleanup.
- Eileen Goode motioned to approve, 2nd by Kim Grimmer
- \$3200 quote for tree removal, vendor is Boley
- Notification of issues on Greenways to go to Davie, he can notify vendors
- Davie to follow up with Tim Craine to ensure he can be the point person for path sealing follow up
- No robotic mowing to occur this summer, continue with current vendor
- Patrick Delaney being recruited to help with electrical since Gabe Anibas retired from the role

Circle Grants

- WGHA is budgeted to provide 3 circle grants a year, valued at up to \$500, and these would be rotated annually based on requests. However, the circle reimbursements would remain at \$50 (and every circle is entitled to these annually).

ACC

No activity to report

Social

- Charlie met with Kathy McComb to discuss past Social events and transition
- Charlie is reaching out to other HOA's for best events over the last 5 yrs.
- Softball game was mentioned but in light of COVID shutdown not likely to occur

Communications

- Adopt a plot: Hayden will provide Doug with details to include in upcoming newsletter
- Other newsletter inclusion includes: Covenants update + info sessions, reporting lights out along greenway, and dues follow ups (if needed)
- If we feel July 4th parade won't be happening, ensure we post this update to the neighborhood

Meeting adjourned at 8:05pm

Next meeting will be held via Zoom on Tuesday June 16th at 6:30pm.