

WGHA Board of Directors Meeting

4/21/2020

AGENDA

- Attendance
- Approval of Previous BOD Meeting Minutes (February 2020)
- Special Guest: Bill White, Madtown Twisters
- Committee Reports: Discussion & Actions
 - President's Report
 - IRS Status Discussion
 - Covenants & Bylaws Committee Discussion
 - Treasurer's Report
 - Dues status
 - Account balances
 - Circle Reimbursements: approval & tracking
 - Greenway's Report
 - Any change in service providers?
 - Electrical work:
 - Gabe's "retirement"
 - Pat Delaney replacement?
 - Sealing work warranty/guarantee
 - Tree Removal quote + updates
 - ACC Report
 - Social Report
 - Block Captains Report
 - Communication's Report & Board Communication Needs
 - Spring Newsletter:
 - Items needed
 - Advertisement approval (and how much we're charging)
 - New Business

WGHA Board of Directors Meeting

4/21/2020

Committee Reports Prepared in Advance

PRESIDENT'S REPORT

- IRS Filing:
 - As approved by the board via email on 3/18/2020, I've submitted the paperwork with the IRS to attempt to regain our tax exempt status, which was revoked in 2011 due to a lack of annual filings of a 990 form with the IRS.
 - I filed a 1024A form with the IRS (along with documentation including articles of incorporation, bylaws and 10 years of budget records) and a 8718 User Fee form with a \$600 processing fee.
 - Per emailed approval, we re-appropriated the \$600 from the social budget, deciding to hold off on purchasing our sandwich board signs for events until 2021.
 - At the present date, I have not yet received confirmation of receipt from the IRS nor has our check been cashed.
 - Assuming our exemption status is reinstated, we will need to file the 990N form annually. This is a free, digital form that takes under 5 minutes to complete.
- Covenants & Bylaws
 - The Covenants & Bylaws Committee has held two meetings to discuss amendments to the covenants and bylaws.
 - On March 10th, 2020 we had a general discussion on how to proceed and aligned on beginning with working on the covenant amendment recommendations, then work on bylaws
 - On April 6th, 2020 we reviewed Kim Grimmer's initial draft of covenant amendments item by item. We came to a consensus on all fronts, and are awaiting a rewrite of the draft based on our conversations
 - Our next steps are:
 - Kim Grimmer to update with revisions and republish to committee
 - Review and regroup as needed in early May and send digitally to board members for review.
 - Host info sessions for neighbors in late May/early June. These may be via zoom. These info sessions (plus 50% assessed value by addition required signatures) will suffice as the special meeting requested at the January 2020 annual meeting.
 - Late May/Early June: redraft bylaws
 - Mid-June: touch base with lawyer
 - July-Sept: Gather signatures
 - Oct-Nov: finalize and legalize
- Board Handbook
 - I am in the process of drafting a board handbook to contain all key information to be passed down to new board members. I'll be sending out sections of this for review and input as I get further along.

- If you have information that should be included in the handbook, please provide to me at your earliest convenience. Examples are service providers, committee best practices, etc.
- Google Account Storage
 - All minutes from 2017-2020 are now saved on our google drive
 - All history prior to 2017 are now in "organized" files in my home
 - If you need any specific history or files OR want to add anything you have in your possession to the filing cabinet, please let me know
- Madtown Twisters
 - Madtown Twisters had a conditional zoning permit with Walbridge Academy. Now that Walbridge Academy is closing at the end of this school year, Madtown Twisters is looking to ensure they have WGHA support in applying for proper zoning for their parcel.
 - Bill White will be joining us for this board meeting to provide updates. I visited the facility with Bill and personally have no objections, but did want to ensure we have full board support.

Respectfully Submitted April 14, 2020. Liz Fenster, President

VICE PRESIDENT'S REPORT: None submitted.

SECRETARY'S REPORT: None submitted.

TREASURER'S REPORT

I've got some additional dues to process, and I have to go to the post office again. All of my quarterly reports for work are due tomorrow, so I've been a bit swamped for the last week, but after tomorrow I'll get all those finished and have the new numbers at the meeting

No expenses since the last meeting (excluding monthly payments for MG&E, Water/Sewer, and website)

Bank Account	COH
Savings	\$5
Checking	\$1,248
Money Market	\$25,136
Total	\$26,384

Dues	Amount	Number
Paid	\$15,268.50	207
Unpaid	\$7,500.00	107
Total	\$22,768.50	314

Respectfully Submitted April 14, 2020. Molly Hyant

GREENWAYS REPORT: Update will be provided at Board Meeting.

- No changes have been planned for mowing, weed /fertilizer and arborist providers. The work accomplished last year was acceptable. Given the problems presented by the health crisis, I believe it would not be efficacious to change to unknown providers.
- I walked the Greenways with Mathew Geier of Green Team on March 27 and indicated areas for improvement. Mowing services will cost \$225.00 weekly and \$270.00 every other week. Spring and Fall cleanup services were discussed. See action item below.
- Since Gabe Anibas has resigned his volunteer position maintaining our greenway lamps, we will need to find another volunteer or hire someone to perform this function. I recently walked the greenways at night and found four lamps not functioning (burnt out bulbs?).
- **ACTION ITEM:** While walking the greenways with Matt Geier (Green Team), I asked him to give us a bid for Spring and Fall cleanup. The cost for Spring Cleanup would be \$275.00 and the cost for Fall Cleanup would be \$250.00 per visit. I anticipate that three visits would be required at a cost of \$775.00.

Respectfully Submitted April 21, 2020. Davie Phillips

COMMUNICATION'S REPORT

- We've received requests to advertise in the WGHA (News in a Nutshell) Newsletter.
- A weird two months! I think we started strong with the first subcommittee meeting, but with the surge in casework through the legislature, I've personally been slammed. It is spring newsletter time, and we have one advertising request that I think we should include for a small fee. With the COVID-19 response bill passing the Assembly today (yay!), I'd like to do more posts from WGHA on trusted coronavirus resources that our neighbors can use, and I think our newsletter might be a good place to have some of that information. Additionally, we should push to make sure that our neighbors all fill out the census so that we can ensure a complete count. If there are specific things that folks would like to see in the newsletter, please send them to me so that we can begin incorporating them!

Respectfully Submitted April 14, 2020. Doug Hyant

ACC COMMITTEE REPORT

Submissions

- No new applications submitted
- No applications pending

Other Business

- Committee Member Derek Pavelec confirmed the ACC's Google Drive is currently a sub-folder on his personal Google Drive. The Committee is discussing migrating the Drive's contents to the WGHA's Drive.

Respectfully Submitted April 12, 2020. Jeff Vanderpool, ACC Chair

BLOCK CAPTAIN'S REPORT

- Block Captain changes:
 - Replacement for Deb Reisner is Amy Babcheck at 7217 Colony.
 - Deanna Hoppe at 7126 Farmington Way may take over for Liz Grosspietsch. Waiting for confirmation.
 - Leann Johnson on Colony Circle requested to be replaced, but no work has been done yet.
- Welcome packets to:
 - SOLD 521 Walnut Grove Dr. (condos- John Pinto): sold with no notification
 - CLOSING 313 Walnut Grove Dr. (Sandy Olson): closing 4/29/2020
 - FOR SALE 7237 Colony Dr (Deb Reisner>Amy Babcheck)
 - FOR SALE 430 N Westfield (Tristan)
 - FOR SALE 13 Round Hill (Susan Carpenter): just listed
- I'll be contacting Janie Miller on Gammon Rd to try to talk to the 6 homes on her block who are currently paper only people. I'm hoping we can convert them to email.

Respectfully Submitted April 14, 2020. Pam Conrad

SOCIAL REPORT

April Report on Planning for Future Social Events for Calendar Year 2020

Since our last meeting, I have been discussing plans for neighborhood social gatherings in 2020 with friends in the neighborhood and with my wife, Lynn. In addition, I met with previous Board member Kathy McComb in February to discuss events from last year and previous years, including last year's Greenway Crawl, an event that was especially well received. Based on these discussions, and assuming that current restrictions on social gatherings, due to the COVID-19 pandemic, will be lifted, I would like to propose the following, for consideration by the Board at its next scheduled meeting.

July 4 Celebration at Walnut Grove Park. Plan to invite all Walnut Grove families to meet at the park at 9:00 am for the traditional July 4 gathering, which would include:

- Light refreshments (donuts, bagels, juice and coffee) and materials for nametags.
- Materials for children to decorate bicycles and wagons for a parade, commencing at 9:30 am
- A softball game (for those age 10 and older) following the parade.

Neighbors would be encouraged to bring lawn chairs and coolers to enjoy the parade and softball game, and baseball gloves if they plan to participate. (I can supply balls, bases, markings for foul lines, etc.)

Establish a rain date of Saturday, July 5.

Greenway Crawl. Schedule the 2nd Annual Greenway Crawl at 4:00 pm Saturday, August 29, with a rain date of Sunday, August 30. The Crawl would include:

- Maps identifying the paths, including one planned stop along the way on each Greenway for an activity and refreshments. We will need to solicit two families, with homes adjacent to each greenway (and, ideally, next to each other), to host the activity, and make the refreshments available. Activities, which would be decided by the host families, could include, for example, lawn games, a water balloon toss, a musical event, a table set up for crafts or puzzles, etc.

I would recommend that each group of host families make available cold beverages in iced coolers, including cans (not bottles) of beer, and charge \$1 per can to offset costs of beer, no charge for cans of soda.

- Plan to have grilled bratwursts, condiments, chips, drinks etc. available at the home of Charlie and Lynn Morgan (10 Colony Circle), beginning at 5:00 pm. We have banquet tables, chairs to accommodate some outdoor seating, and a commitment that our next door neighbors would co-host.

Sponsored Smaller Neighborhood Gatherings. Make available mini-grants of up \$75 of eligible reimbursable costs for groups of neighbors to purchase refreshments for smaller neighborhood gatherings. For example, residents of one circle or street could invite all of the residents of another circle or street to meet on an outside a circle island, park, or home for light refreshments. Similar to other events, the primary goal would be to provide opportunities for neighbors to interact with neighbors they do not know. All mini-grants requests would need to meet the following requirements: (a) be submitted to the Board for prior approval; (b) require applicants to submit receipts of eligible costs; (c) be inclusive -- all families in a circle or street would be invited to participate.

Other Ideas? Finally, I have asked several neighbors to submit ideas on social events for the Board's consideration. Due to current social distancing restrictions, I have not yet received any suggestions. Is there a more effective way of soliciting ideas for future social events?

Respectfully Submitted April 12, 2020. *Charlie Morgan, Social Events Chair*