

WGHA Board of Directors Meeting

6/16/2020

AGENDA

- Attendance
- Approval of Previous BOD Meeting Minutes (April 2020)
- Committee Reports: Discussion & Actions
 - President's Report Action Items
 - Covenants - discuss + vote
 - 7106 Farmington Way Covenant Violation - finalize action steps
 - Treasurer's Report Summary + Action Items
 - Dues Status - third notices needed?
 - Account Balances
 - Greenway's Report Action Items
 - Bartelt Paving Concerns - discussion with Bartelt regarding warranty and action steps in progress
 - Tree Removal - quotes and actions
 - ACC Report Action Items (if needed)
 - Social Report Action Items
 - July 4th Parade cancelation discussion
 - Art Walk discussion
 - Block Captains Action Items (if needed)
- June Digital Newsletter Input
 - New Neighbor Welcome
 - Covenant Project Update
 - Adopt-a-Plot Greenways
 - Social Event Update
 - Advertising approval (and rates)

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Committee Reports Prepared in Advance

PRESIDENT'S REPORT

- **IRS Filing:** No changes since April report due to COVID IRS office Closures
- **Covenants & Bylaws:**
 - After hosting neighborhood zoom info sessions at the end of May for the proposed Covenant Amendments, we've had two more sub-committee sessions to make revisions based on input received. Overall, things have gone very smoothly.
 - Based on feedback from neighbors, we've opted to conduct a survey asking for feedback regarding homeowners' preference on a dues cap. Assuming there is a clear majority vote, we will move forward with the preferred option. The options provided will be:
 - No dues cap in the Covenants (with the budget and dues being voted on at the annual meeting to ensure WGHA alignment)
 - A fixed dues cap, thus causing the Covenants to require amending in the future IF the dues cap needs to be increased again. Also, with a budget + annual dues to be voted on at the annual meeting, which may set dues lower than the cap.
 - A dues cap that increases each year either by a set percentage or indexes to inflation. Also, with a budget + annual dues to be voted on at the annual meeting, which may set dues lower than the cap.
 - David Polet has agreed to administer the survey and compile results.
 - For our June Board meeting, I would like for you all to have read through our proposed amendment. I'd like to discuss any concerns and to take a vote to ensure we have board alignment on moving forward.
 - Proposing an additional July board meeting to review the Bylaws.
 - We have a slightly modified timeline for the Covenants:
 - Late June/July:
 - Redraft Bylaws to align with revised Covenants and modernize
 - Move forward with attorney to create legal documents (currently speaking with Virginia Bartelt, per a recommendation from Eileen Goode)
 - August-September: gather homeowner signatures
 - Oct-Nov: Finalize and legalize
- **7106 Farmington Way Covenant Violation:** See all documentation in appendix.
 - Recommend providing them a final opportunity to correct the violation by one of the following options:
 - Option 1: Complete removal of the fence
 - Option 2: Lowering of fence to 3' in height, keeping current footprint
 - Option 3: Allowing a fence of 4' in height with a revised footprint, so that the fence is not visible from the street on the condition that the fence is removed prior to listing the home for sale.
 - Images to provide context below (not to scale)

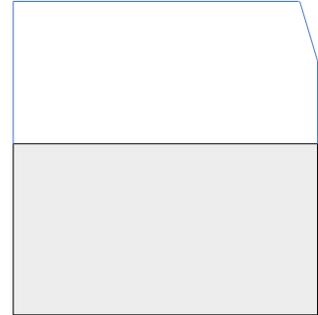
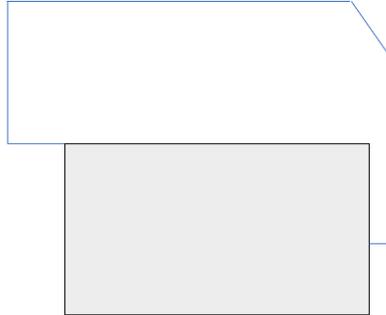
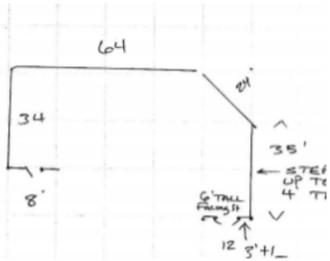
Current Fence:
Includes 6' Portion

Saved to this PC

Option 1:
Complete Removal

Option 2:
Current Footprint,
Reduce to 3' height

Option 3:
Revised Footprint,
4' height



- **Board Handbook:** Please provide me feedback on your “job descriptions” if you haven’t already done so.

VICE PRESIDENT'S REPORT: None submitted.

SECRETARY'S REPORT: None submitted.

COMMUNICATION'S REPORT None submitted.

ACC COMMITTEE REPORT See Covenant Violation Notice within President’s Report

BLOCK CAPTAIN'S REPORT

New Home Sales/For Sale:

13 Round Hill: closing date TBD

5 Farmington Ct closing 6/15

7237 Colony Dr closing 7/2

430 N Westfield Rd- not official, likely July or August

7202 Farmington: for sale

7205 Farmington: for sale

TREASURER'S REPORT:

| Bank Account | COH |
|-------------------|----------|
| Savings | \$5 |
| Checking | \$3,197 |
| Money Market | \$22,142 |
| Current Bank COH: | \$25,345 |
| Pending In | \$3,832 |
| Pending Out | \$2,776 |
| Total | \$26,401 |

| Dues | Amount | Number |
|--------|-------------|--------|
| Paid | \$20,166.15 | 274 |
| Unpaid | \$2,840.00 | 40* |
| Total | \$23,006.15 | 314 |

*This week I will be emailing and mailing reminders to the 40 homes that have yet to pay dues.

| Income since last meeting | |
|---------------------------|------------|
| Dues | \$5,986.74 |
| Interest | \$6.52 |

| Expenses since last meeting | | |
|---|--|------------|
| Budget Line | Payee | Amount |
| 019 - Mowing* | Check W/D - Davie Phillips | \$56.64 |
| 019 - Mowing | Check W/D - Keyman Lawn Care | \$1,169.64 |
| 024 - Circle Grants | Check W/D - Linda Anderson | \$60.00 |
| 006 - Dues Collection Mailings (Printing/Postage) | Check W/D - Wells Print and Digital | \$397.90 |
| 017 - Water & Sewer | MADISON WATER ACH W/D: MADISON WATER | \$793.86 |
| 010 - Website | WWW.1AND1.COM CHESTERBROOK PA Bill Pmt W/D: #013026047342 | \$26.00 |
| 018 - Electricity MG&E | MADISONGAS&ELECT ACH W/D: MADISONGAS&ELECT | \$317.40 |

*Davie, I'm not sure mowing is the correct classification for the reimbursement check. Need to clarify.

Davie Phillips Reimbursement will be reclassified as Lamppost Maintenance

Respectfully Submitted June 15, 2020. Molly Hyant

GREENWAYS REPORT:

INVASIVE SPECIES: Members of the Greenway Committee spend approximately 30 person hours removing invasive species, mostly garlic mustard, in the past two months. Most garlic mustard with seed heads has been removed. It will take another two years of concerted effort to get on top of the scourge.

LANDSCAPE REHAB: Hayden McCann has led two work groups to rehabilitate an area in Greenway C that had been overrun with invasives. It is now an attractive area with native plants and trees. Work continues to solve flooding issues and remaining invasives. Hayden hopes to get more neighbors involved in the Adopt-a-Plot program.

LAMP POSTS: #30 Light was replaced by Green Team after one of their men knocked the old one over with his mower. Light bulbs have been replaced; however, two are still not working properly. Pat Delaney has agreed to take over the electrical duties.

BOY SCOUT PROJECT: Kevin Fang, son of Elaine Fang (29 Harwood Cir N) has agreed to construct and install birdhouses in the greenways as part of his Eagle Scout project.

PATH SEALING: The Greenway Committee has expressed dissatisfaction with the resealing job done by Bartelt Enterprises Inc. last year. Liz Fenster, our distinguished Chairwoman, will be meeting with Bartelt to work on a remediation plan.

TREE REMOVAL ISSUES: The following trees have been identified as hazardous and in need of removal:

- Ash tree next to 22 Springwood.
- Pine on Oxwood Cir.
- Two ash trees and one pine on Whitacre Cir.
- Oak on Southwick Cir.
- Pine in Greenway A near #12.
- Ash tree in Greenway B near #3.

NEW INITIATIVES:

- The board needs to develop a policy to address neighbors who are leaving slash in the greenway and are taking over parts of the greenway beyond their property lines.
- We need a new, more accurate and user friendly map of the greenways.
- We need to get serious about storm insurance.

Respectfully Submitted June 11, 2020. Davie Phillips

SOCIAL REPORT

During the past month, I reviewed information available on several Madison neighborhood associations' websites to see the types of social events that are sponsored by these associations (<https://www.cityofmadison.com/neighborhoods/profile/websites.html>). This information, together with the contact information on these sites, will be useful in planning future social events for the WGHA.

Based on safety concerns resulting from the COVID-19 pandemic, I recommend that the WGHA cancel the traditional 4th of July children's parade for this year, notify families, and provide a brief explanation of the basis for the decision.

During the course of my research on other neighborhood association's social events, I learned that the Blackhawk Homeowners' Association has cancelled its traditional Independence Day parade this year, but is instead sponsoring a sidewalk art competition for children. Children will produce the art on their driveways, and parents are invited to take pictures of the artwork and submit the pictures digitally to the association to receive recognition and prizes. This sounds like a pretty good substitute for the parade, and should be considered by the WGHA Board.

If the WGHA Board decides to go forward with this, we, as a Board, may want to decide: (a) whether to purchase and make available chalk for families to participate; (b) whether there should be a theme for the artwork, and, if so, what the theme should be; (c) who would judge the artwork; and (d) whether there should be any "winners" or whether all participating children or families would receive a prize, and what the prizes should be.

Submitted June 11, 2020

Charlie Morgan

APPENDIX

7106 Farmington Way Covenant Violation

Timeline of Correspondence with Ricky Pajewski and Rose Nadler:

05/01/2020: received Submission via email from Homeowners
05/02/2020: acknowledged receipt of Submission via email to homeowners and outlined next steps
05/02/2020: forwarded Submission to ACC Committee for review; initial feedback received via email
05/03/2020: ACC Committee met to review Submission. Decision made to Deny Submission
05/05/2020: notified Homeowners via email of Denial and provided reasons why and suggestions to improve
05/06/2020: Homeowners acknowledged receipt of email; requested phone call to discuss
05/07/2020: made phone call to Homeowners
05/08/2020: received thank you email from Homeowners
05/13/2020: sent follow-up email with update on appeals process to Homeowners
05/15/2020: received response from Homeowners regarding disappointment about lack of appeals process and providing an update on the findings of their survey
05/19/2020: Homeowners received call from Fence Installer about availability to complete install earlier than planned and decide to proceed
05/22/2020: received inquiry by phone about new fence at subject address that appeared to be higher than 36" from neighbor
05/22/2020: sent follow-up email to Homeowners to provide an update and ask if they decided to proceed with fence; received phone call from Homeowners advising they did decide to proceed to install fence even though it wasn't approved; drafted and sent email update to ACC and BOD President
05/23/2020: received email (included below) from Homeowners
5/27/2020: ACC Committee Reconvened to Discuss next steps, including what modifications would qualify for approval
5/28/2020: Jeff drafted reply, requesting approval from Kim and Liz
5/29/2020: all info shared with Kim to assist in his drafting an official statement
5/30/2020: official statement shared with board seeking support prior to sending to Homeowners
6/1/2020: received sign off from 9 of 10 board members (Doug was the only board member to not reply via email; however Liz & Doug discussed the situation via zoom on 5/24)
6/1/2020 : Liz left voicemail for Homeowners notifying them that they would receive a formal Covenant Violation letter, but asking to have a phone call to discuss
6/1/2020: Liz had phone call with Homeowners. After much discussion regarding covenants and approvals, they inquired about next steps. Liz informed them of the formal letter allowing for ten (10) days to correct the situation by either reducing the height of the fence OR altering the fence so that it is not visible from the front of the home (would run perpendicular to the street from the back corners of the house with no area running parallel to the street). This modification would allow them to keep the 4' height. Referred them to 5 Southwick Circle as an example. Assuming the fence company is not immediately available to make corrections, requested that they respond with planned action within ten days with a reasonable timeline for modifications. I notified them our our resident legal council on the board and they mentioned they would also be conferring with legal council.
6/1/2020: Formal Covenant Violation letter issued at 6:21pm from walnutgrovemadison@gmail.com
6/3/2020: Reply received from Homeowners offering to make a donation to the WGHA rather than correct the violation.
6/4/2020: Replied that this was not an acceptable solution and requested a copy of their contract, notifying them we would discuss further at our June board meeting.
6/5/2020: Received contract from homeowners