

**Minutes of the Walnut Grove Homes Association June 2020 Board Meeting  
6.16.2020 6:30 p.m.  
via Zoom**

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

**Excused:** Eileen Goode (with proxy given to Liz Fenster)

**Also Present:** Former board members and officers Rick Conne and Kathy McComb

President Liz Fenster called the meeting to order at 6:35 p.m.

**April 21, 2020 Board Meeting Minutes:**

- April 2020 Board meeting minutes were submitted by Ms. Goode, Secretary, prior to the meeting.
- Davie Phillips moved to approve the April minutes with Mr. Grimmer's clarification that two lawyers referenced in the minutes have not been retained by the Association. Molly Hyant seconded the motion. Motion to approve the April minutes passed unanimously.

**President's Report:**

- The detailed report by the President was included as an addendum to the meeting agenda forwarding to the Board on June 14, 2020.
- There's been no response yet from the IRS on the non-profit status reinstatement filing.
- Ms. Fenster reported on the current status of the Covenant and By-laws amendment process and a plan to conduct a survey of all members on the issue of whether to retain a dues cap; and if so, whether to index it in some fashion.
  - Two Zoom neighborhood listening sessions were conducted. Approximately 40 homes total were represented over the two sessions, and the video of the May 24 session is now on the Association's website.
  - Ms. Fenster proposed a July Board meeting to continue the process of reviewing and amending the current By-laws.
  - A proposed draft Amendment to the Farmington Addition Covenants has been finalized by the covenants subcommittee, but for its treatment of the issue of whether a cap would remain on dues; and if so, whether it would be indexed in some fashion for inflation. The current draft Amendment has alternative paragraphs for the cap issue.
  - Ms. Fenster gave a brief summary on the current cap, as amended in 2005.
  - Ms. Fenster invited a motion to approve the current draft of the Amendment to the Farmington Addition covenants, and use it in regard to the proposed survey.
- Molly Hyant moved that the draft Amendment to the Farmington Addition be used to circulate to the members at large for their preliminary review generally, and for

purposes of polling as to the cap issue described above, and also to take to the attorney hired for purposes of legal review. Kim Grimmer seconded the motion. The motion passed unanimously including the proxy vote of Ms. Goode.

- Ms. Fenster reported on the current status of a covenant violation (excessive fence height) in the neighborhood.
  - Ms. Fenster reviewed the chronology of events attached to the Board’s agenda.
  - A formal ten day notice of covenant violation was delivered to the owners by Ms. Fenster on June 1, 2020. Negotiations over resolution transpired thereafter to no avail.
  - Ms. Fenster recounted the 2019 effort to document all fences in Walnut Grove, and determine the availability of prior ACC records on fence approval applications.
  - Ms. Fenster proposed the owners be given three options to remedy the violation:
    - Remove the fence;
    - Lower the fence to the three-foot height permitted by the covenants; or,
    - Reposition the fence so that it does not extend beyond the sidewalls of the residence, with the newly positioned fence subject to ACC approval.
  - Davie Phillips moved that the owners be sent a letter by Ms. Fenster giving them the three option for avoiding legal action by the Association. Molly Hyant seconded Mr. Phillips’ motion.
  - There was discussion over what terms might be placed in the letter, including time lines for compliance and coordination with the ACC for modification of the fence rather than its outright removal.
  - Mr. Phillips’ motion passed unanimously.
- Ms. Conrad initiated a brief discussion on how the Association could in the future more effectively document ACC conditional approval of fences requiring that the fences be removed upon sale by the owner constructing it. Mr. Grimmer described recording documents with the register of deeds at the applicant’s expense memorializing such conditions on fence approval.

**Treasurer’s Report:**

- Ms. Hyant reviewed the written Treasurer’s report she had previously forwarded to the Board and confirmed that the format of the report included the basic information the Board members were seeking from her periodic reports to the Board.
- Current cash on hand is \$26,401.
- 274 homes have paid dues. 40 have not yet paid. Notices of non-payment are going out shortly and no late fees will be assessed to anyone whose payment is received or post-marked by June 30.
- Two expenses on the report provided were recategorized on the books (during the meeting) at the suggestion of Mr. Phillips, dealing with two “mowing” entries being reclassified as “lamp-post maintenance” and “weed control/fertilizer.”

- An invoice was received from an owner on Whitacre Circle seeking reimbursement for seeding that circle's common area, and a check will be issued for that request.
- Mr. Grimmer moved to approve the Treasurer's report. Second by Mr. Vanderpool. Motion passed unanimously.

### **Greenways Report**

- Mr. Phillips presented the Greenways Committee report appended to the agenda.
- Pat Delaney has agreed to do certain electrical work on greenway path lighting, and there are two lampposts currently needing repair.
- Ms. McCann raised an issue on the Boy Scout project by Kevin Fang to construct bird houses to be placed in the greenways. She recommended a bird survey be part of Mr. Fang's project to ensure that the bird houses were adapted to the neighborhood's birds and Mr. Phillips said he intended to have Scout Fang do this.
- Ms. Fenster is still trying to set up an on-site meeting with Bartelt Enterprises to discuss paving deficiencies to be remedied. Mr. Phillips said he would be happy to be involved in reviewing this with Ms. Fenster and Bartelt.
- On the pressing tree removals, Mr. Phillips wants to triage the eight trees described in the Greenway Committee report and get three bids for the removal of the trees and then see what removal costs can be worked into the budget this year.
- There was a brief discussion of replacement of removed trees or shrubs on the circle islands in the future, and how to fund the replacements.
- The Greenway Committee will be developing a policy to present to the board for promulgation regarding residents using portions of the greenway for personal use, including plantings, storage of slash and yard waste, likely after the covenant Amendment process is completed.

### **ACC Committee Report**

- Mr. Vanderpool reported that the ACC had three applications this past month. All three related to fences. One application for repair to an existing fence was approved. Two applications for four foot fences were denied, including the application and current covenant violations previously discussed.

### **Social Committee Report**

- Mr. Morgan reported on his effort to survey other neighborhoods' social events and event communications by viewing their websites and emails to their associations. He is going to come up with a report on this effort to inform future planning of social events.
- Mr. Morgan recommended that this year's traditional Fourth of July Parade at Walnut Grove Park be cancelled due to Covid-19, and that an alternative activity to conduct over that weekend will be a themed chalk art contest with kids encouraged to decorate

their families' driveways for socially distant sidewalk viewing and perhaps some form of recognition including potentially awards. The board was in unanimous agreement with Mr. Morgan's recommendation for cancelling the parade and doing a children's chalk art competition over the Independence Day weekend, and gave him unanimous support for carrying through the idea at his discretion and getting the word out via emails and the forthcoming newsletter. He will use social committee funding to buy packets of sidewalk chalk to distribute from his front porch before the contest.

### **Block Captains Report**

- Ms. Conrad reported that block captain positions are currently staffed and that there were eight houses in Walnut Grove that had been for sale but that she believes all have now been sold.

### **June Newsletter**

- Mr. Hyant presented the current four page draft of the June newsletter for comment.
- Brief discussion ensued on selling ads as potential advertisers had expressed an interest.
- Discussion ensued about the Greenway "Adopt-a-Plot" initiative, and some additional language will be added to the draft newsletter's section on "A-A-P" to add Ms. McCann's and Mr. Phillip's contact information and more detail on how interested volunteers will be assigned and trained for the work on their individual plots.
- Discussion ensued on methods of distribution of the newsletter including home delivery to homeowners not using email and printing (using Wells Printing) for this delivery.

### **Survey of Owners as to Dues Options**

- David Polet, a Walnut Grove resident, has graciously agreed to create an on-line survey using Qualtrics software to conduct a survey of owners on the dues increase issue. Individual homeowner responses will be only be ascertainable by Mr. Polet. The results the Board gets will be anonymous.
  - Ms. Fenster presented a PowerPoint draft of the survey form and questions
  - The draft survey form was approved by mutual agreement of the participants.

### **Meeting adjourned at 8:38 pm**

**Next Board meeting will be held via Zoom on Tuesday August 18, 2020 at 6:30 pm. Kim Grimmer to send out invitation.**