

WGHA Board of Directors Meeting

8/18/2020

AGENDA

- Attendance
- Approval of Previous BOD Meeting Minutes (June 2020)
- Committee Reports: Discussion & Actions
 - President's Report Action Items
 - By-Laws – discuss + vote
 - Covenants – any open discussion?
 - Handbook – any open discussion?
 - Coffee with a Cop- attendee interest?
 - Bartlet Paving concerns – next steps
 - MadTown Twisters update
 - Treasurer's Report Summary + Action Items
 - Dues Status and next round of notices
 - Account Balances and Variance to Budget
 - September filing with DFI
 - Greenway's Report Action Items
 - Tree Removal - quotes and actions
 - ACC Report Action Items
 - 7106 Farmington Way Covenant Violation - finalize action steps
 - Social Report Action Items
 - Jigsaw Puzzle Library
 - Refresh Clubs?
 - Block Captains Action Items (if needed)

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Committee Reports Prepared in Advance

PRESIDENT'S REPORT

- **IRS Filing:** Determination Specialist at IRS is recommending WGHA for reinstatement. I filed 14 years of tax return paperwork 990-Ezs (2007-2020) in order to fulfill requirements for retroactive reinstatement. IRS was waiting on our fee payment (originally mailed in March, remailed in July) in order to finished processing. Check was recently cashed
- **Covenants & Bylaws:**
 - By-Laws revision has been drafted and shared with the board. I hope to adopt the modified Bylaws at our August meeting. In order to pass the new Bylaws, we require a 2/3 vote of all Board members
 - The Covenants Amendment revision is complete post survey. We've moved forward with the \$150 indexed dues cap per the clear survey majority. This information has been emailed out to the neighborhood email list and is posted on our website. We've modified the covenants amendment so that one amendment draft can cover all 8 plats. If any one plat does not adopt, we are still able to move forward with adoption of the other plats.
 - We have opted to move forward with Attorney Jim Statz of Stafford Law
 - <https://www.staffordlaw.com/our-people/james-i-statz/>
 - We have requested a set fee with Attorney Statz of \$2000, per the original budget for the attorney fees.
 - We have a slightly modified timeline for the Covenants:
 - August: move forward with attorney to create legal documents
 - September-October: gather homeowner signatures
 - Nov: Finalize and legalize
- **Directors & Officers Handbook**
 - This document has been circulated to all board members
 - I need feedback! So far, I've heard back from two board members.
- **7106 Farmington Way Covenant Violation:**
 - Responded to July 14th letter from Attorney Buck on July 21st, reiterating our original position (as previously decided via email and the June 16th board meeting) and requested a copy of the signed fence contract. No further information has been provided by the attorney or homeowners.
 - Our next action is up for discussion at this August board meeting. I am recommending either a) email or survey to the neighborhood informing them of the conflict or b) a special meeting of the neighborhood in order to discuss the issue, allow the homeowners the opportunity to present their information if they choose, and discuss how to proceed. The next step will be to file a suit in Dane County court, which may include paying initial attorney's fees, which may be reimbursed if we win the case against the fence violation.
- **Coffee with a Cop**
 - Kathy McComb has requested that a board member attend Coffee with a Cop, Thursday mornings at Westmoreland Park. Does anyone have an interest in being our WGHA representative?
- **Bartelt Paving**

- We have not been pleased with the resealing work completed last summer by Bartelt Paving. I have been in contact with the company every two weeks since mid-May in an effort to have them reevaluate their workmanship and discuss next steps. Although they have replied off and on to email, they have largely been unresponsive. I will be working with Kim on next steps, and if that should be a letter from an attorney and/or a 1-star google review.
- **Stop Sign Request**
 - Ken Sadeghian has requested that the intersection of Farmington and N Westfield be a four-way stop (currently a two-way stop). The city has ordered the traffic study. This study will involve collecting speed and volume data, movement counts, and history of accidents. If the intersection meets the nationwide all-way stop warrant, it will be changed to a four-way stop. The HOA has no involvement. Recommend checking back in a few months (Tom Lynch, Director of Transportation. 267-8725)
- **MadTown Twisters Update**
 - The space recently vacated by Walbridge School (owned by Charley Cotter) is currently planned to be filled by another private school as continued use for the space as a school. Specifically, St. Ambrose Academy, a private school close by, has expressed strong interest in leasing the school building for additional space. The additional space will allow them to more easily deal with social distancing students for the upcoming school-year. Charley is looking for WGHA to sign off on that arrangement to ensure we maintain a symbiotic relationship. We have also been alerted to some activity in their parking lot after hours, which they are currently working with the alderman and city police to resolve.

VICE PRESIDENT'S REPORT: None submitted.

SECRETARY'S REPORT: None submitted.

COMMUNICATION'S REPORT None submitted.

ACC COMMITTEE REPORT

Submissions

- 3 new Applications submitted
 - 314 N. Oldfield Rd (McCann)
 - 07/01/2020:* submitted application to repair existing cantilevered wood shelf under front windows with identical shelf due to structural failure, pest infestation; if shelf cannot be repaired, to remove and replace with painted vertical cedar siding to match original on wall behind shelf
 - 07/03/2020:* submission approved with conditions that 1) Committee be notified of which method used to address; 2) Homeowner resubmit for review and approval if neither of the proposed solutions can be completed.
 - 29 Stone Crest Cir (Priest)
 - 07/06/2020:* submitted application to replace existing wood deck and concrete footings with new composite deck in color to complement house and new concrete footings; footprint and design to match existing
 - 07/08/2020:* submission approved

- 1 Round Hill Cir (Oertel)
 - 07/29/2020: submitted application to install wood handrails on each side of front porch steps; porch height is 30" or less from grade; materials and finishes to match existing cedar-sided home
 - 08/04/2020: submission approved
- No Applications pending
- 1 inquiry received
 - 1 Harwood Cir North (Wilkinson & Camosy)
 - 08/02/2020: submitted email expressing intent to install 4' wood fence to enclose backyard; fence to be installed from rear left corner of house along north and east property line, and 1' from public sidewalk along Farmington Way at south property line, then angled to meet city's criteria for fences on corner lots before running parallel to driveway and meeting right side of house near garage
 - 08/03/2020: requested submission of formal application and accompanying documents, and advised of precedent to deny applications for 4' fences except for homes with swimming pools, or homes backing to commercial properties or busy roadways; no formal documentation received to date

Other Business

- letter received from attorney representing homeowners at 7106 Farmington Way on 7/14/2020 in response to letter sent by WGHA on 6/18/2020; reply sent 7/21/2020
- paper files in Committee's possession as of beginning of 2020 have been digitized, and new spreadsheets have been created to document applications received and decisions made from 1990 to present

Respectfully Submitted August 14, 2020. Jeff Vanderpool

BLOCK CAPTAIN'S REPORT None submitted.

TREASURER'S REPORT:

Bank Account	COH
Savings	\$5
Checking	\$711
Money Market	\$23,818
Current Bank COH:	\$24,534
Pending In	\$483
Pending Out	\$0
Total	\$25,018

Dues	Amount	Number
Paid	\$21,723.65	297
Unpaid	\$1,295.00	17
Total	\$23,018.65	314

Income since last meeting	
Dues	\$3,566.74
Interest	\$0.00

Expenses since last meeting		
Budget Line	Payee	Amount
Budget Line	Payee	Amount
004 - Taxes and Fees	Check W/D - US Treasury	\$600.00
005 - Insurance (Liability/Board)	Check W/D - Auto Owners Insurance	\$1,229.00
010 - Website	WWW.1AND1.COM CHESTERBROOK PA Bill Pmt W/D: #018826047361	\$13.00
010 - Website	WWW.1AND1.COM CHESTERBROOK PA Bill Pmt W/D: #021924047370	\$13.00
013 - Misc Admin (Supplies, Postage, Misc, PO Box)	USPS PO 56498502 733 STRUCK ST MADISON POS W/D: #019600225747	\$5.55
017 - Water & Sewer	MADISON WATER ACH W/D: MADISON WATER	\$793.86
018 - Electricity MG&E	MADISONGAS&ELECT ACH W/D: MADISONGAS&ELECT	\$328.28
019 - Mowing	Check W/D - Madison Green Team	1477.01
021 - Woodland Management, Invasives Control, Replanting	Check W/D - Arbor Systems	886.2
021 - Woodland Management, Invasives Control, Replanting	Check W/D - Bugg Tree Care	664.65
024 - Circle Grants	Check W/D - Jean Abrams	42.38

GREENWAYS REPORT:

Aside from usual activity, Bugg Tree Care removed a limb from a fallen tree on the Greenways near Oxwood Circle.

SOCIAL REPORT

In July, the WGHA sponsored our first Parade of Art, encouraging families to create chalk art on their driveways so that it could be viewed by neighbors during the Independence Day weekend. The Board purchased 24 16-packs of Crayola washable sidewalk chalk for distribution to families that requested chalk, at a cost of \$99.51. Ten packages were distributed, so 14 of the packages are available for a future event. Several families participated that did not request packages of chalk. Families were encouraged to send digital pictures of the finished artwork to the Board. In addition, Lynn and Charlie Morgan took photos of the artwork that weekend. Lynn created a video featuring all of the photos, which included appropriate Independence Day music (Sousa's Liberty March). Doug Hyant posted the video on the WGHA website and on the Nextdoor social network.

The Social Chair is interested in creating a WGHA jigsaw puzzle library, which can be discussed briefly at the August Board meeting.

Respectfully Submitted August 14, 2020. Charlie Morgan