

WGHA Board of Directors Meeting

10/20/2020

AGENDA

- 6:30pm Attendance
- Approval of Previous BOD Meeting Minutes (August 2020)
- Select November Meeting Date to address budgeting and annual meeting preparation
- 6:35-6:45pm Committee Reports: Discussion & Actions
 - President's Report Action Items
 - Covenants - only necessary if there is concern regarding final draft or timeline
 - Treasurer's Report Summary + Action Items
 - Budget Input
 - Greenway's Report Action Items
 - Tree Removal - Timing
- 6:45-7pm Appeals Hearing Preparation
 - Role Call for Appeals Board
 - Technology Prep
- 7pm: 7106 Farmington Way Appeals Hearing
 - Call to Order & Introduction
 - Appellant presentation (maximum 20 minutes)
 - ACC presentation (maximum 20 minutes)
 - Appellant response (maximum 5 minutes)
 - Q&A from the appeals board to Appellant and/or ACC is to occur during presentations
 - Closing of hearing
- Post Appeals Hearing
 - The appeals board may choose to stay on the zoom call to discuss the hearing and come to a decision. If the appeals board does not wish to use this time, they must reschedule a feedback session or conduct via email.
 - A written decision on the appeal must be delivered to the Appellant within ten (10) business days of the hearing being closed

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Committee Reports Prepared in Advance

PRESIDENT'S REPORT

- **IRS Filing:** Received confirmation of retroactive reinstatement of tax exemption as a 501(4)(c) in a letter dated 8/24/2020. This process is now complete and the tax exemption status will be maintained by filing a 990-EZ/990-N annually (at a minimum once every 3 years).
- **Covenants**
 - Seep Paliwal, associate to Jim Statz at Stafford Law, has reviewed our unanimously Board approved draft of the covenants.
 - Only two minor updates were requested, neither of which change the substance of the document:
 - Change wording from “superseded” to “restated and amended”
 - Restate the original covenant conditions that are NOT being amended to alert homeowners that the amended document is not a full listing of restrictions and reference to original covenants is required
 - Modified timeline for the Covenants:
 - November: gather electronic signatures (per our August board meeting report, we hoped to gather signatures from September to October).
 - December: Finalize and legalize
- **Board Handbook**
 - Molly to provide financial information for highlighted sections
 - Liz to reorganize and circulate final 2020 draft
- **Paving/Paths**
 - Bartelt finally replied regarding our warranty inquiry. No further repairs to the resealing will be made. Jim Rathers, President of Wexford, reported that their neighborhood reseals approx every 5 years and repaves small portions as necessary
 - Liz met with DRS Paving in order to get quotes for future budgeting for small scale repairs and repaving.
 - Their reply after seeing the paths: *DRS can not provide any work for this project since the access is too difficult and the path is too narrow for our equipment. Madison commercial landscape would also be in the same boat. They have slightly smaller equipment but it would still be too tight for them to be able to work. The idea of stripping the asphalt and just putting back gravel or recycled asphalt product seems to be the only possible option unless of course there is a company with small equipment. I would recommend contacting Kurt Femrite with Daniels Construction. His cell is 608-576-7725 and email is kfemrite@danielsco.com. Kurt might have better solutions.*
 - Most paving companies have equipment for 8-9' paths, whereas our paths are currently 4-5'. We will need to look for some creative solutions, switching to a different material, or consider widening paths.
 - Does anyone have documentation on a survey of greenways? Rumor has it, this work was completed and I'm hopeful someone has this documentation.

Respectfully Submitted October 12, 2020. Liz Fenster

ACC COMMITTEE REPORT

Submissions

- 2 new Applications submitted
 - 306 Walnut Grove Dr (Lessig & Placensia)
 - 08/19/2020: submitted application to install 4' wood fence extending from rear corners of home along south and north property lines abutting to existing 38"H wood fence at 33 Stone Crest Cir along west property line
 - NOTE: final documentation requested from homeowners received 08/28/2020
 - 09/09/2020: granted conditional approval for 38" fence to match existing fence; requested south section of fence be extended directly back from left rear corner of home, north section of fence be located at least 48" from stone retaining wall on north side of property per city guidelines
 - 606 Walnut Grove Dr (Salek & Cornell)
 - 08/24/2020: submitted application to replace aluminum siding with vinyl siding; replace doors, garage door, windows -same size & location except front 2 windows that protrude, which will be modified as follows: protrusions to be removed, replacement windows to be sized to openings, 3rd window of equal size to be added between 2 front windows to be modified
 - 08/25/2020: submission approved
- No Applications pending
- 2 inquiries received
 - 417 Walnut Grove Dr (Soglin & Smith)
 - 09/12/2020: submitted email from Ms. Soglin expressing interest in installing a fence, preferably constructed of wood & hog-wire, to enclose interior portion of backyard; requested comments and feedback on the fence type, and any additional information they might need to get submission approved
 - 09/18/2020: provided detailed response via email including information from ACC Guidelines on construction/materials, orientation, location/placement, and height, as well as information from the Guidelines about pet runs; also provided a list of information that should be included in, and additional documents that should accompany a formal Application; no formal application or additional information or documentation received to date
 - 310 Oldfield Rd (Songolo)
 - 09/20/2020: received voicemail from Mr. Songolo expressing interest in adding a pergola to his existing patio
 - 09/21/2020: spoke with Mr. Songolo over the phone and followed up with a detailed email including a list of information that should be included in, and additional documents that should accompany, a formal Application; also outlined the Application review and response process; no formal application or additional information or documentation received to date
- **Other Business**
 - Request received from homeowners at 7106 Farmington Way to Appeal denied ACC Application for 4-6' wood fence enclosing backyard, which was denied 05/05/2020

Respectfully Submitted October 6, 2020. Jeff Vanderpool

TREASURER'S REPORT:

Dues notices sent 10/13 to the 13 unpaid lots (in both paper and email form). Will follow up with phone calls beginning 10/22/20.

| Bank Account | COH |
|-------------------|----------|
| Savings | \$5 |
| Checking | \$4,185 |
| Money Market | \$19,322 |
| Current Bank COH: | \$23,512 |
| Pending In | \$78 |
| Pending Out | \$2,449 |
| Total | \$21,140 |

| Dues | Amount | Number |
|--------|-------------|--------|
| Paid | \$22,071.00 | 302 |
| Unpaid | \$987.50 | 13 |
| Total | \$23,058.50 | 315 |

| Expenses since last meeting | | |
|--|--|------------|
| Budget Line | Payee | Amount |
| 011 - Social | Check W/D - Charlie Morgan (chalk for 4th of July) | \$99.51 |
| 013 - Misc Admin (Supplies, Postage, Misc, PO Box) | Check W/D - Diane Weiner (dues overpay repayment) | \$75.00 |
| 024 - Circle Grants | Check W/D - Kim O'Brien (circle care) | \$53.20 |
| 004 - Taxes and Fees | Check W/D - US Treasury | \$600.00 |
| 004 - Taxes and Fees | New Checks | \$66.40 |
| 010 - Website | WWW.1AND1.COM | \$39.00 |
| 017 - Water & Sewer | MADISON WATER ACH W/D: MADISON WATER | \$1,190.79 |
| 018 - Electricity MG&E | MADISONGAS&ELECT ACH W/D: MADISONGAS&ELECT | \$337.58 |

Respectfully Submitted October 13, 2020. Molly Hyant

GREENWAYS REPORT:

- I surveyed the board and Greenway Committee members in order to prioritize our tree management for the remainder of the year. The following dead or dying trees will be removed:
 - one pin oak in Southwick Circle
 - one large ash in Greenway B near Farmington Court
 - two ash trees next to 22 Springwood Circle
 - one Austrian pine and two ash trees in Oxwood Circle
 - All stumps will be removed and some firewood will be left behind for use by neighbors. Cost is still being negotiated but will not exceed \$6,000 plus or minus \$100.
- We have been experiencing intrusions into the greenways by homeowners who do not understand where their property lines are. As Greenway chair I would recommend that we complete an official survey to establish clear lines of ownership. Hopefully this can be done if our funds allow it in the next year.
- The Greenway Committee, led by Hayden McCann, hosted a work day on October 10 in Greenway D. Another workday will be scheduled before the end of October to cut some of the larger buckthorns and apply root killer to their stumps.

Respectfully Submitted, October 15, 2020. Davie Phillips

SOCIAL REPORT: None submitted.

VICE PRESIDENT'S REPORT: None submitted.

BLOCK CAPTAIN'S REPORT None submitted.

COMMUNICATION'S REPORT None submitted.

SECRETARY'S REPORT: None submitted.