

**Minutes of the Walnut Grove Homes Association April Board Meeting**  
**12.15.2020 7:00pm**  
**via Zoom**

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

**November 2020 Meeting Minutes:**

- Meeting began at 6:35pm
- November meeting minutes presented to the Board. Liz had minor corrections/comments.
- K. Grimmer motion to approve. J. Vanderpool seconds motion. Minutes approved unanimously by all present.

**Covenants:**

- L. Fenster reported (182) YES votes of (311) homes have responded. (3) No's were recorded.
- Note from L. Fenster as of 12.28.2020:
  - **217 households have signed on so far to approve the new amendment to the covenants, and we have over 72% of the assessed value of the neighborhood in support.** Every section (i.e. plat) of the neighborhood has well over 60% of assessed value in support.
  - Liz Fenster attended Whitacre Arms annual meeting on 12/17/2020. Whitacre Arms Condos are comprised of 12 units and are considered one lot in Walnut Grove's Park Addition. The attendees of their annual meeting voted unanimously in favor of the amendment.
- ACC guidelines are getting a comprehensive update, K. Grimmer and R. Luecka put in a procedural component. These will be user-friendly documents that meet legal requirements. They will be non-arbitrary and non-capricious. Covenants will be finalized before January's annual meeting.
  - Appeals document
  - Appendices to documents
  - Items to review
  - Criteria for approval
  - Materials for submission
  - List of definitions
- L. Fenster brought up Joan Kreul's home at 21 Oxwood as she may be selling this spring. She has a fence that was originally approved for a swimming pool, but the pool has since been removed. She is not violating covenants in any way (as the removal of the fence was never stated as a condition on her original ACC approval). The homeowner has looked into the cost of removal (estimated \$1000) and has decided that it is prohibitive. Discussion regarding if the WGHA could/should remove the existing fence (with homeowner approval) to show our intended enforcement of covenants. D. Phillips recommends removing the fence to be consistent with our covenants. WGHA could consider covering the cost of removal, get bids before she lists the home. This is a cyclone fence, approx 4' on 2 sides (the other sides were removed when the pool

was removed). Concerns raised: Cost for removal is not in our budget, are we setting a precedent? Tabled issue for this meeting and will consider a recommended action of getting bids with no commitment that WGHA will pay for it. D. Hyant stated we need to avoid confusion in the future and it should be removed before a sale. (Once the home is sold, no action can be taken by the WGHA). Future covenants should read: "If a pool is removed, fence must be removed". H. McCann stated that pool removal with fence removal is a necessary expenditure.

### **Treasury Report:**

- o M. Hyant reported that (305) lots have paid dues. \$755 still due and \$150 in late fees.
- o Of (9) lots that have not paid dues only (2) have phone numbers to call. All lots have been emailed, paper mailed 2-3X, no voicemail.
- o L. Fenster suggested we consider Liens process for 2021 if dues not paid in 2020.
- o E. Goode has Liens Process document to share with M. Hyant from previous Treasurer Tom Wall
- o L Fenster recommends M. Hyant follow up with Birgitta Gamez on best practices for resolving outstanding dues payments.

### **2021 Budget**

#### **Dues Increase Proposal:**

Option A: \$150 home/\$75 duplex

Option B: \$125 home/\$65 duplex

- o This information will be shared to WGHA community before January Annual meeting via email distribution.
- o Molly to show EOY cash on hand, finalize budget in PDF format, paper and email distribution
- o D. Phillips moved to approve budget, K. Grimmer seconds, motion carries.

#### **January Annual Meeting Prep**

- o Meeting notices to be sent between 1.5 and 1.15 with email proxy
- o Agenda: L. Fenster needs input from each of us, she emailed a Powerpoint doc for each of us to provide data.
- o [https://drive.google.com/file/d/1KneevLyFkPd\\_-i4feeP-YJVIO4UsWaiw/view?ts=5fd96b63](https://drive.google.com/file/d/1KneevLyFkPd_-i4feeP-YJVIO4UsWaiw/view?ts=5fd96b63)
- o Open positions: D. Phillips for Greenway, P. Conrad for Block Captain Leader

#### **Block Captain Update**

- o E. Goode recruited Danielle Bashirullah to be Block Captain Leader effective Jan 2021

#### **Greenways Report**

No report

#### **ACC**

No activity to report

**Meeting adjourned at 8:15pm**

**Next meeting via Zoom January 12, 2021 6:30pm to prepare for January Annual Meeting**