

**Minutes of the Walnut Grove Homes Association January Board Meeting**  
**01.12.2021 6:30pm**  
**via Zoom**

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

**January 2021 Meeting Minutes:**

- Meeting began at 6:35pm
- November meeting minutes presented to Board. K. Grimmer suggested removing one item, L. Fenster had minor formatting changes.
- K. Grimmer motion to approve. E. Goode seconds motion. Minutes approved unanimously by all present.

**ACC Rules & Procedures and Covenants:**

- Liz introduced the updated Architectural Control Rules & Procedures. J. Vanderpool presented the new document in detail. Rules & Procedures portion is much more robust, and guidelines are now in an Appendix. Appendix Guidelines follow what the ACC has been practicing and have minimal functional changes from previous 2005 and 1983 versions. Page length from 8 to 33 pages due to the Rules & Procedures changes dictated by the new Covenants Amendment and Bylaws.
- New guidelines provide more detail and criteria for height exemptions on fences. J. Vanderpool would like to make it more user friendly so homeowners have a document on how to proceed with fence approval.
- Covenants were filed December 23, 2020 with Register of Deeds, signed and notarized by E. Goode on December 21, 2020 after we received 50%+ Owner Signature Sheets in agreement for each of the eight (8) plats.
- H. McCann suggested an executive summary be created for a “to do” list for homeowners.
- Question raised as whether storage sheds are allowed? ACC Guidelines presented allow for sheds within 6" of home, matching home in color and aesthetic, 50sq ft max. D. Phillips suggested adding a height limitation with sheds.
- Added placement restrictions for raised garden beds, requiring they need to be at least 2' from property lines and requiring approval from the ACC if they are over 3'.
- J. Vanderpool to review site line consideration.
- Add clause for removal conditions, including, but not limited to, BOTH pet runs and pet houses
- ACC Application has been updated and streamlined
- L. Fenster will present Covenants Amendment at Annual meeting and J. Vanderpool will note new ACC Rules & Procedures document. Documents will be on website but will not be presented in detail at the Annual meeting.
- Last survey regarding ACC Guidelines done in 2014/2015 will consider a new survey for 2021.
- L. Fenster will ask Joan Kreul for approval to get quotes for fence removal on Oxwood. C. Morgan offered to get fence removal options. Could advertise on Craigslist or Facebook for fence removal possibly, with some concerns about liability risk.
- D. Hyant motions that WGHA has no commitment to homeowner that we will pay but a chance to explore cost options. P. Conrad seconded the motion. Unanimous vote taken.

## **Greenways Report**

- D. Phillips indicated Eco Tree is starting work on Southwick, Winterset and Farmington Circle. Ash trees on Oxwood had already been removed not sure by what resident?
- Paige Hawkins of Southwick Circle has been recruited as Chair of Greenways. This role will help coordinate with vendor quotes, timelines and budgeting and work closely with H. McCann who will remain in an “at large” role. She will run if no one steps up. Andy Galvin is a resident knows plants/trees and we should consider recruiting him to the committee.

## **Annual Meeting Prep**

- Need 30 attendees at Annual meeting for a vote. Proxies can be sent to Board meetings to vote, D. Phillips suggested that L. Fenster handle proxies.
- Email to be sent by 1.15.21 by D. Hyant with a request to register for the meeting with Zoom link. This will NOT be posted on Facebook or our website. ONE vote per household. If vote is close, we will conduct a roll call vote.  
D. Hyant will setup polls on our Zoom meeting and be able to give us a final tally.
- Minutes will be presented on screen, we will need a motion to approve.

## **2021 Budget**

- Molly will present simplified version of her budget, \$21K spent on greenways
- Focus on legacy fund announcement that should help with push for dues increase. Emphasize cost of paving or alternative approach, upwards of \$200K in cost. Wexford has raised dues regularly at their annual meetings (\$110 in 2020), WGHA has had the same dues cap of \$75 since 2005.
- Vote on budget and dues increase at same time. If any resident disagrees with the board proposal they need to make a friendly amendment to the motion.
- Budget spreadsheet will be in PDF form on WGHA website.

## **Meeting adjourned at 8:40pm**

**Next meeting date not decided. Will discuss amongst board members (newly elected and returning) at the end of the Annual Meeting.**