

**Minutes of the Walnut Grove Homes Association February 2021 Board Meeting  
February 2, 2021 7:00 p.m.  
via Zoom**

**Attendees:** Liz Fenster, Doug Hyant, Molly Hyant, Eileen Goode, Davie Phillips, Hayden McCann, Charlie Morgan, Jeff Vanderpool, Kim Grimmer, Paige Hawkins, and Danielle Bashirullah

**Homeowners Present:** Debra Wynne and Kathy McComb

President Liz Fenster called the meeting to order at 7:02 p.m. The current Board members exchanged introductions with Ms. Hawkins and Ms. Bashirullah.

**President's Opening Remarks:** Ms. Fenster thanked the Board members, and Doug and Molly Hyant in particular, for the smooth running of the Annual Meeting on January 26. Draft minutes of this Annual Meeting have been circulated, and Ms. Fenster noted that since these minutes will not be up for approval until next January, she encouraged feedback from the Board while the meeting was still fresh in minds. The annual budget proposal passed with 85% approval of attendees without proxies being considered, and 90% with proxies included.

**January 12, 2021 Board Meeting Minutes:**

- January 12, 2021 Board meeting minutes were submitted by Eileen Goode, Secretary, prior to the meeting.
- Mr. Morgan moved to approve the minutes. Mr. Phillips seconded the motion. Motion to approve the January 12, 2021 Board meeting minutes passed unanimously.

**Election of Officers and Committee Chairs**

- Ms. Fenster provided a brief explanation of the use of the Ionos e-mail hosting for the potential officers and committee chairs. Inboxes are set up for viewing on the hosting service for officers and chairs who prefer to check emails there in addition to automatic forwarding to their personal email accounts.
- Ms. Fenster explained that based on personal communications with Board members prior to the meeting, she understood a prospective slate reflecting Board Members' interests and preferences to be as follows:
  - President – Liz Fenster
  - Vice President/Communications Chair – Doug Hyant
  - Treasurer – Molly Hyant
  - Secretary – Kim Grimmer
  - ACC Chair – Jeff Vanderpool
  - Greenways Chair – Paige Hawkins
  - Block Captains Chair – Danielle Bashirullah
  - Social Chair – Mr. Morgan
  - At Large Members – Hayden McCann and Eileen Goode
- Davie Phillips moved that the slate be elected by voice vote. Molly Hyant seconded. The slate was elected unanimously.

**Meeting Days and Times:** The Board agreed to continue bi-monthly Board meetings commencing in March, with the possibility of increased frequency as we prepare for the Annual Meeting. The meetings will continue on the third Tuesday of every month they are held, commencing at 6:30 P.M. Hopefully committee meetings can be scheduled in the alternate months. Ms. Fenster asked that committee chairs and other officers continue to circulate any written reports no less than five days before Board meetings.

### **Committee and Officer Reports**

- **ACC.**
  - Mr. Vanderpool had no specific report other than encourage new participation on the ACC. Ms. Fenster asked that these minutes reflect that the new ACC Rules and Procedures (with appendices) were unanimously approved by email voting of Board members prior to the Annual meeting, as confirmed in her email date January 25, 2021. Mr. Grimmer volunteered to become a fourth member of the ACC. Derek Pavelec has some potential new members in mind. *Subsequent to the meeting, Ron Wynne, 422 North Westfield Rd., contacted Mr. Grimmer to volunteer to return to the ACC. He served in 2007 and 2008.*
- **Greenways**
  - Mr. Phillips reported on the arborist contract. Oxwood Circle residents removed their trees and he intends to shift the money saved to removal of two and possibly three trees on Whitacre Circle. Residents there expressed an interest in getting more service from the pine on the circle. Paving contractors contacted in the recent past included DRS and Bartelt (who resurfaced Wexford's pathways). Mr. Phillips has ideas on other potential pavers he will pass on to Ms. Hawkins.
- **Treasurer (Ms. Hyant)**
  - Dues notices are being prepared. These will include any past due assessments.
  - The notices will have information on the passage of the Amendment to the Covenants and the dues vote at the Annual Meeting.
  - Ms. Hyant will send dues notices via email to all with digital communication availability, noting that 50 mail merged emails can be sent in a day. Thus, the notices will be sent out over the course of multiple days.
  - PayPal will continue to be used as an electronic payment option.
  - Only one lot is more than a year behind in dues payments.
  - Duplexes will each be assessed as single-family lots this year and going forward (previously each half of the duplex was individually assessed at the condo rate).
- **Social**
  - Mr. Morgan reported on interest in reconstituting the Garden Club. Julie Webber would like to take some leadership on this.
  - Laura Swisher and Amanda Beci have an interest in volunteering for the Social Committee.
  - A brief discussion was had about the best ways to communicate new social events to the membership via newsletter, emails (without overwhelming folks),

the website, Facebook and NextDoor Neighbor (Walnut Grove) pages. We'd like to rely more heavily on block captains to ensure neighbors are informed.

### **Open Discussion**

- Contact still needs to be made with the owner on Oxwood Circle regarding willingness to remove the fence which once surrounded the now-removed pool.
- Ms. Fenster discussed future possible use of Survey Monkey to survey the Membership on the Greenways, ACC policies and the like. Ms. Bashirullah indicated that her neighbors were interested in the upkeep of not only the Greenways but the Circles as well, and this should be considered in the surveys.
- Ms. McComb reported that Coffee with the Cops Meetings are currently suspended.

### **Adjournment**

- Mr. Grimmer moved to adjourn the meeting at 8:02 p.m. Ms. McCann seconded the motion. Motion passed unanimously.

**Next Board meeting will be on Tuesday, March 16, 2021 at 6:30 p.m. Mr. Grimmer will send out a Zoom invitation a week beforehand.**