

**Minutes of the
Walnut Grove Homes Association, Inc.
December 2022 Board Meeting By Zoom
December 12, 2022 - 6:30 p.m.**

Attendees: Liz Fenster, Charlie Morgan, Nick Brown, Hayden McCann, Eileen Goode, Molly Hyant, Doug Hyant, Danielle Bashirullah, and Kim Grimmer.

Ms. Fenster called the meeting to order at 6:34 p.m.

October 2022 Board Meeting Minutes:

Ms. Fenster made a suggestion to amend the draft October Minutes relating to use of the term “diseased” with respect to trees being removed in the neighborhood. This suggestion was adopted, and Ms. Bashirullah moved to approve the minutes of the October 2022 Board meeting, as amended. Mr. Brown seconded the motion. The motion passed unanimously.

Other than the Proposed PowerPoint for the Annual Meeting and the Proposed Budget drafted by Mr. Brown, no agenda was distributed.

New Business

- **Review of Proposed Budget for 2023.** See, Exhibit A annexed hereto. Mr. Brown reviewed his new draft of the proposed budget. Our revenue is planned to be roughly \$45,300. With \$5,000 budgeted for pathway maintenance and larger expenses for woodlands management, we may not have the full \$15,000 to set aside for the Legacy Fund at the end of next year. We will be setting aside another \$15,000 into the Legacy Fund in 2022. Discussion about how to show the year-end sweep into the Legacy Fund. We have overspent in 2022 the amount budgeted for woodland management, and we have covered the excess spending by shifting monies from categories we underspent, e.g. legal fees (budgeted for \$2,000 with nothing spent on legal fees), portion of the monies budgeted for social, and monies budgeted for pathway maintenance (temporary repairs). Woodland management involves pruning and treating (needle blight and Emerald Ash Bore treatments, cabling of an ash tree) over a seven-year cycle, but also includes some \$2800 to 3,000 set aside to remove a tree that might fall in a storm. If no monies need to be spent on removing a tree, those monies may go into the Legacy Fund. Mr. Hyant is concerned that we had planned for \$15,000 for the Legacy Fund each year. Mr. Brown pointed out that we have some \$46,000 in the bank right now, less some modest outstanding expenses, so at the end of 2023 we should be able to set aside \$45,000 total in the Legacy Fund. Setting aside \$15,000 more in the Legacy Fund in 2024 may be more problematic given the growth in other budgeted expense items. Mr. Morgan intends to get some estimates to repair the most troubled areas of the path. Inflation of expense items has become a problem for the continued regular expansion of

the Legacy Fund. Ms. McCann feels at least \$15,000 needs to stay in the 2023 budget for Woodland Management. She also thinks \$600 is too light to budget for lamp post management. There was a brief discussion about having neighbors pitch in to mow the greenways behind their lots. Several objections as to coordination, follow through and liability concerns were raised to seeking to transfer mowing responsibility to homeowners. Mowing is budgeted at \$7,000. We may want to modify the mowing schedule to save some money, but it would be small. Currently we are mowing every Friday. During wet weeks the grass gets tall quickly. We have the ability to raise the 2023 assessment by taking the January 2021 assessment at \$150.00 and adjust it to end of year 2022 by the increase in the CPI – All Urban Consumers through the end of 2022. This would impose a limit of \$170 as 2023 assessment, using the CPI figure released as of November, 2022, the most current report released by the U.S. Bureau of Labor Statistics. Consensus was to go to an increase of the dues to \$170. Brief discussion about adjustments to labeling and amounts of individual line-item expenses in the proposed budget, to move us closer to being able to set aside the \$15,000 in annual Legacy Funding. More involved discussion took place about budgeting for future legal fees. Mr. Brown will draft a new proposed budget for review in very early 2023 that incorporates the most current CPI data.

- **Adopt-a-Greenway.** Ms. Fenster raised the possibility of asking homeowners to make a voluntary contribution to the Association to “adopt a Greenway” to help defray annual costs of maintaining specific Greenway.
- **Annual Meeting Planning.** Mr. Hyant reviewed his needs to moderate. Principally involved Board members to come on at 6:30 for the 7:00 p.m. start to prep and test mics and other features. Homeowners will start being let into the meeting at 6:50. We have some elections that need to be coordinated. Discussion about whether to have a slate election versus individual elections. Since we have exactly the needed number of directors currently running for election and re-election, it makes sense to handle it as a slate. There also needs to be an up-or-down vote on 2023 budget proposed by the Board. Mr. Hyant agrees to draft a one page invitation to annual meeting. We also need to do an homeowner list for homeowner check-in to the meeting to manage.
- **Estimates for Removing Two Trees.** Ms. Fenster will consult with Ms. McCann on this issue before the Annual Meeting.
- **Water Bills** – Mr. Brown set up for auto-pay under City’s revised system for auto-pay.
- **Annual Meeting PowerPoint.** Ms. Fenster showed the current slides and a few slides and new proposed slides were discussed. Board members are invited to continue editing individual slides and sending recommendations to Ms. Fenster.

The meeting was adjourned at 8:12 p.m. The next meeting of the Board will be scheduled by the newly elected Board following the Annual meeting on January 25, 2023.

Submitted by: Kim Grimmer, Secretary