

**Minutes of the
Walnut Grove Homes Association, Inc.
February 2023 Board Meeting By Zoom
February 6, 2023 - 6:30 p.m.**

Attendees: Liz Fenster, Charlie Morgan, Nick Brown, Hayden McCann, Laurie Howard, Molly Hyant, Doug Hyant, Danielle Bashirullah, and Eileen Goode. Excused: Kim Grimmer
Ms. Fenster called the meeting to order at 6:33 p.m.

December 2022 Board Meeting Minutes:

Mr. Brown moved to approve the December 12, 2022 Board Meeting Minutes. Ms. McCann seconded the motion. The motion passed on a vote of 7 to 0, with Ms. Howard abstaining as she had not been on the board at the time of the meeting.

Ms. Fenster moved to the agenda for the meeting she circulated to the Board by email on February 3, 2023:

New Business

- **Election of Officers and Committee Chairs for 2023.** After general discussion, the following appointments of officers and committee chairs for 2023 were the subject of a motion by Doug Hyant, seconded by Ms. Hyant and Ms. Bashirullah:

President	Liz Fenster
Vice-President	Doug Hyant
Treasurer	Nick Brown
Secretary	Kim Grimmer
ACC Chair	Danielle Bashirullah
Block Captain Chair	Laurie Howard
Greenway Co-Chairs	Hayden McCann and Charlie Morgan (incl. contracting)
Social Chair	Charlie Morgan
At-Large Board Members	Eileen Goode and Molly Hyant.

The motion passed 8-0.

- **Social Chair Presentation.** During the election of committee chairs, Mr. Morgan put out a call for someone to play the role of the Easter/Spring Bunny for the Easter/Spring Egg hunt he is planning for April 1. (Easter is the 9th.) He has a full-length costume for the Easter Bunny. Ms. Fenster recommended a very amiable resident along Farmington who Mr. Morgan will solicit. We will also try to get the Spring newsletter out in time to spotlight this new event on the social calendar.

- Dues Notice, Mailing Schedule and Payment Options.** Mr. Brown said that the target is to have dues notices out by the weekend of February 12th-13th. He is looking into adding Venmo as a payment option to our current PayPal account. Mr. Brown and Ms. Fenster will coordinate getting the dues notices out. Mr. Morgan raised the assessment that PayPal charges for each payment using PayPal. Mr. Brown said last year the cost to the Association for PayPal usage was about \$150 to \$200. He feels that the benefit of prompt easy payment in getting dues into our pockets at an early stage outweighs the costs. After some discussion, a motion was made by Mr. Hyant to include a requirement that PayPal payments of annual assessments include an additional \$5.00 convenience fee to cover the fees imposed on WGHA by PayPal. Mr. Morgan seconded the motion. The motion passed unanimously.
- Tree Removals on the Greenways.** Ms. McCann led a discussion about trees needing removal (or in the case of one possibly just trimming): a Cherry tree #643 (identified hazard with exposed roots) on Greenway D near Oxwood, three dead unnumbered evergreens in Greenway B near the McComb residence, an unnumbered Oak tree on Greenway D leaning over the Vincent residence, and Cherry Tree #660 on Greenway D, called out by Ms. Goode at our last meeting. Ms. McCann mentioned an additional tree along the Whitacre Road entry way to Greenway C, Linden Tree #563. This tree is not an immediate concern but is challenged structurally. Ms. McCann has an estimate for the six trees needing immediate concern from one company, Mike Roark Forestry Services and is still awaiting an estimate from Eco Tree Company. Eco may recommend just trimming the Oak described above. Eco also said the bulk of the cherry tree logs could be left on the ground in Greenway D to reduce the costs of dealing with that tree. Some owners have contacted Ms. McCann with an interest in removing firewood from the removal sites when trees come down, which could lead to the removal of the cherry tree logs. Depending on the estimates the tree near Whitacre might get attention this year. Ms. McCann said both companies bidding are licensed contractors providing proof of insurance so she made a motion to accept the lower bid from the two companies, provided the bids fit within our current budget line items covering tree maintenance. Ms. Hyant seconded the motion. The motion passed unanimously. Then, late during the meeting the Eco bid, which was the last one being solicited, was delivered to Ms. McCann by email. The bid was higher than one from Mike Roark, but Eco included two additional tree plantings and a pruning plan for the two trees. If Eco will re-submit its bid without those extras and come in as the lower bid, in Ms. McCann's judgment, Eco will be hired for the removal of the trees.
- Request for Tree Pruning Reimbursement.** A homeowner recently made a request of Ms. Fenster (and Ms. Hawkins) for full or partial reimbursement for some tree pruning he had done at his own expense of several trees (costing \$2,900) that are actually

situated on Greenway B. The owner originally planted them on the Greenway. We had not identified the trees on any near-term pruning cycles. There was general agreement that it would set an undesirable precedent to reimburse a homeowner under such circumstances and Ms. Fenster will convey this response.

- **Assessment by City of Association Common Areas.** Ms. Fenster made a brief presentation reminding the Board that we need to shortly re-address the City's new effort to nominally assess our common areas for real estate property tax purposes. Condo Associations are not so assessed under the City's current ordinance, and we want to have the City view our common areas similarly. The City is apparently under the misimpression that our common areas could be sold for some financial gain when they are dedicated to remain common areas at the risk of being ceded by our Covenants to the City for ownership and maintenance. The City backed off this effort in 2022, but is likely planning a tax of some \$150 per year in 2023 and beyond, so this needs to be a tax for which we potentially need to budget. *(Note not covered in the meeting but added by Mr. Grimmer as a reminder: The fact that we put no restrictions on the use of the common areas by non-Walnut Grove owners may also be a factor for the City to consider in dropping this effort to tax us.)*
- **Proposed Amendment to the ACC Rules and Procedures.** Ms. Bashirullah presented Exhibit A, annexed to these minutes, outlining the proposed changes to the ACC Rules and Procedures being recommended by the ACC Committee for Board approval pursuant to our Covenants at Part H, Paragraph 23. The majority of the discussion addressed applicants seeking to repair or replace an existing fence exceeding the three feet standard in the Covenants. The change proposed would not allow an existing fence exceeding three feet to be replaced with a new fence of the same or similar height unless the new fence qualified for one of the existing exemptions to the three feet limit as if it was newly constructed under the rules. One concern is that it would potentially lead to fences taller than three feet not being kept in proper repair. One proposal was to allow the replacement of a fence higher than three feet if and only if the applicant could establish the fence being replaced had been approved by the original developer or the Association's ACC and the replacement fence was constructed exactly as the fence being replaced was constructed. But there was a concern that a chain-link fence exceeding three feet would be less desirable for the neighborhood than wooden fences of some styles erected at the same height as the original chain-link fence. Wording was then suggested that would allow for a different style fence of the same height, provided it was approved by the ACC. As to privacy screens, there was a length requirement in the past that is being reinstated at a slightly longer length, primarily to allow screening of hot tubs. Ms. Bashirullah will now take the Board's suggestions to the current ACC

rule changes proposal back to her committee with a goal to finalize the new amended rules at the April 2023 Board meeting.

- **Dated Information on the Association Website.** Mr. Morgan commented that the website still has information on the main page on events that occurred in 2022. Ms. Fenster said she would review this and update the site.

The meeting was adjourned at 7:53 p.m. The next meeting of the Board will be at 6:30 p.m. on Monday April 3, 2023. Mr. Grimmer will send out a zoom invitation for the meeting.

Submitted by: Kim Grimmer, Secretary