

WGHA Annual Meeting Minutes 1/29/25

Present: 31 Households; 27 Proxies (24 Board, 1 Liz Fenster, 1 Charlie Morgan, 1 Deb Stuart)

Board Members present: Liz Fenster, President and Treasurer; Doug Hyant, Vice President; Phillip Kent, Secretary; Danielle Bashirullah, Architectural Control Committee; Laurie Howard, Neighborhood and Block Captain; Charlie Morgan, Social Committee; Chris Delamarter, At Large

Excused: Hayden McCann, Greenways Committee; Meghan Johnson, At Large

1. The meeting was called to order at 7:03 pm via Zoom by Liz. Liz noted that a quorum was present.
2. The WGHA Board Members and committee members introduced themselves.
3. The WGHA Annual Meeting Minutes of 1/24/24 were approved as written.
4. Liz presented some community information reminders. She noted that there is an upcoming District 9 Alder Candidate Forum with information available on our website. Those interested are encouraged to check the website for information about these and other events. Residents should subscribe directly to City of Madison email updates - links to do so were provided. Liz also reviewed our accomplishments during 2024. We added \$15,000 to our Legacy Fund, which will eventually help pay for need Greenway path repairs and maintenance. The WGHA remains financially solvent. Approximately 90% of our past and proposed budget goes to Circle and Greenway maintenance. We had a very good turnout for the Easter Egg Hunt and Independence Day celebration. A new printed directory was distributed to all residents, a rain garden was installed, several lampposts were repaired and half were repainted. For 2025 we hope to continue to make wise investments and add to our Legacy Fund. For additional information, please see the annual meeting slide presentation.
5. Charlie presented the 2024 Greenways Report. He noted the Committee is always seeking volunteers to help with various Greenways projects throughout the

year. A significant amount of money went towards repairing damage done by storms and fixing lampposts. We currently are on a 5 year pruning rotation of Greenway trees. The WGHA owns approximately 6.7 acres of land which include approximately 1 mile of paved paths.

6. Danielle presented the 2024 Architectural Control Committee report. She noted that the rules governing the ACC are posted on the website. 7 applications for change were made. 4 were given full approval, 1 conditional approval, and 2 were denied. In addition, the ACC responded to several inquiries for information.

7. Charlie presented the 2024 Social Committee report. He presented an overview of 2024 events and proposed 2025 events. The Committee is always looking for new volunteers and suggestions for future social events. He noted there had been several block parties this past year and stated he hoped to reinstitute the Fall Crawl. The primary purpose of the Committee is to help build a sense of community.

8. Laurie presented information regarding Communications. A new neighborhood directory was printed and distributed. There was virtually no cost to the WGHA since the cost of printing the directory was covered by our advertisers. A Winter 2024 Newsletter was printed and distributed. A position description for block Captains was developed. Block Captains are still needed for part of Walnut Grove Drive and Westfield Drive.

9. Liz presented the Treasurer's report. The Operating Budget for 2024 was reviewed along with the proposed 2025 budget. She noted that the Board proposed an increase in Annual Dues \$170 in 2024 to \$180 in 2025 for single family homes (\$85 to \$90 for condos and duplexes). Dues notices will be sent out following budget approval. An increase in dues is needed to continue to fund our existing projects and to help plan for the eventual repair and replacement of the Greenways paths and maintenance of the Circles. About two years ago we received an estimate of \$250,000 to replace all the Greenways paths. With the proposed 2025 Budget, we would have \$75,000 in our Legacy Fund at the end of 2025 to fund any needed repairs or replacement. *We last increased dues in 2023 (\$170/\$85). The previous increase occurred in 2021 (\$150/\$75) following our 2020 Amendment to the*

Covenants. Our Annual Dues tend to be comparable to or less than most homeowner associations in Madison.

10. A Question and Answer session followed the above. One question involved the current use of the Greenway paths. Although we have no hardcore data regarding their use, anecdotally the paths appear to be well used by those in our neighborhood. Another question was asked regarding the increase in the Annual Dues. Several Board members noted that the amount dues can increase is limited to the consumer price index based on the purchasing power of \$150 in 2021. The increase was cited as necessary to keep up with inflation and increasing expenses. A motion was made to approve the proposed 2025 budget. The proposed budget was approved, with 28 households voting yes and 1 voting no.

11. The candidates standing for election (Debra Stuart and Mick Casey) gave a brief introduction. Time Goode, who has volunteered to assist the board in Communication, also gave an introduction. A motion was made to vote to elect the full slate of candidates: the re-election of Hayden McCann, Greenways Co-Chair and Laurie Howard, Block Captain, and new Board candidates Debra Stuart of the ACC Committee and Mick Casey for Treasurer. All were voted in.

12. The WGHA Board thanked Liz for her many years of service to the association as President and Treasurer, and Danielle for her service to the Architectural Control Committee.

13. Another brief Question and Answer session was held. A question was asked regarding the possibility of the HOA approving outdoor chicken coops. This question was referred to the ACC Committee. Another question was asked regarding reinstating the Fall bonfire. It was noted that the bonfire was a heavy lift, especially due to the permits required. Liz mentioned an alternative to consider is hosting a bonfire using a firepit on the Greenways during the Fall Crawl.

14. The meeting was adjourned at 8:30 pm.

Phillip L. Kent, Secretary

