

## 04/07/2025 WGHA BOD Agenda

7 pm via Zoom

### Agenda

- Review and approve [February Minutes](#)
- President's Report
- Treasurer's Report
- Social Committee report
- Greenways report
- Block Captain report
- ACC report
- Other business:
  - a. Garage sales
  - b. Need for volunteers
  - c. Greenway barking dog device
  - d. Playground equipment in Greenway trees
  - e. Discussion of Board role transitions
    - i. Check in on meetings with prior office holders
    - ii. The WGHA inbox
    - iii. Updating the website
- Set next meeting date (June)

## 04/07/2025 WGHA BOD Minutes

Present: Doug Hyant, President; Phillip Kent, Secretary; Deb Stuart, Architectural Control Committee; Charlie Morgan, Vice President and Chair Social Committee; Laurie Howard, Neighborhood & Block Captain Chair; Chris Delamarter, At Large; Mickey Casey, Treasurer; Hayden McCann, Greenways

Absent: Tim Goode, Communications & Directory Manager

1. The meeting was held via Zoom and called to order at 7:04 p.m.
2. The 2/3/2025 WGHA Board Meeting Minutes were revised and approved.
3. President's report: Doug noted he recently had reviewed the responsibilities of each Board position, and that he wanted to make sure Board responsibilities are shared whenever needed.
4. Mick presented the Treasurer's report. He noted we have collected almost \$49,000 in dues and about \$6,000 in dues are outstanding. 19 homeowners currently have unpaid dues and 5 homeowners have delinquent dues from previous years. He will be sending our delinquency notices soon. We reviewed the written Treasurer's report and had a discussion regarding investments. A motion was made and passed that when the current CDs came up for renewal, we will re-invest in 7 month CDs since the market is currently volatile.
5. Charlie presented the Social Committee report. Our 3rd annual Easter egg hunt will occur on 4/19/25 weather permitting. Charlie encouraged all Board members to attend, noting it was a good time to meet our neighbors. The hunt will be held on Greenway C at 9 a.m. Doug will contact Tim regarding an announcement of the event via email which will be composed by Charlie.
6. Hayden presented the Greenway's report. She noted that although the owner of Arbor Systems and that the company is presently in transition, we will remain with that tree service due to the quality of their work and competitive bids. He also reported a large red maple tree in Greenway C recently sustained damage and will have to be removed, which is an unexpected and costly expense. Mick noted that there is also a tree down near Oxford Circle. We have an outstanding electrical bill from 2024 and several lamp posts are in need of repair at this time. See the Greenway report (attached) for additional information. The Committee is continuing to look for volunteers to assist with various upcoming projects.
7. Deb presented the Architectural Control Committee report. Two recent requests were made which did not require Board action. She just received another application which will be reviewed by the Committee in the near future.
8. Other business:
  - Garage sales: Derek Pavelec has assumed responsibility for helping coordinate this event. There is some confusion as to the projected dates for this event. Laurie will work with Charlie and Derek to help coordinate this event.
  - Volunteers: We had a general discussion of methods to recruit more volunteers for various events. Board members were encouraged to approach prospective volunteers directly and we also noted that Block Captains could assist with this effort.
  - Barking dog device: A barking dog device was recently observed to be attached to a structure in the Greenways. The attachment of that and similar devices is not consistent with past Greenway's practices and the owner of the device will be contacted by Doug and told to remove it. We will document the contact and request.
  - Playground equipment in the Greenway: A swing was recently found to be hanging from a tree in the Greenway. Such equipment is not allowed due to potential damage to Greenway trees and WGHA liability. The

owner of the swing will be contacted and asked to remove it. We will also send a reminder to all WGHA neighbors that no playground equipment is allowed in the Greenways.

Board member transitions: Doug asked if any new board members were experiencing problems with their new roles, Mick noted that he has been working on trying to understand legacy treasurer worksheets and is doing ok. Chris will work with Mick to help him keep up to date on new moves into the neighborhood. Deb reported that she felt her work with the Architectural Control Committee was progressing smoothly. Laurie volunteered to monitor the WGHA inbox for new emails. Doug will be communicating with Tim to see if he is still interested in being involved with WGHA communications and help with sending out announcements, composing newsletters, and so forth. Doug reported that we recently have had two attacks on our website and he has been working with the website host to resolve any issues relating to such.

9. Our next meeting is scheduled for June 2 at 7 p.m. va Zoom. The meeting adjourned at 8:29 p.m.

Phillip Kent, Secretary

## WGHA President's Report

**04/07/2025**

On February 8, Mick, Liz, and I met to establish access to the WGHA bank account. This was followed in February and March with several longer calls between Liz and I about different WGHA needs, and a meeting with Mick to discuss the dues tracker and online access.

The biggest thing I would like to flag for our April meeting is a desire to better coordinate on roles and responsibilities for Board Members, especially in light of the events of February and March at the state and federal level. As I mentioned when we were electing officers, my availability has historically been the biggest constraint on my participation in WGHA Board initiatives, and that worry has certainly been confirmed since our last meeting. Liz was a superlative Board President, and dedicated a significant amount of additional time in roles in addition to that of President. That won't be possible for me this year (and I suspect that only gets worse in the future!) So my largest ask for members this evening is to consider how we can best work together to cover the needs of the neighborhood moving forward. I don't think that anything critical has been missed or overlooked, but I would like to look back on this year with a slight bit more positivity than, "we didn't miss anything!"

That said, we were able to successfully administer dues notices and follow up notices, to get flyers printed for the Greenways team, and to get an email out to neighbors about the work day on the 5th. I hope we can build for a great Easter event and a fun summer here in the neighborhood.

Best,  
Doug

## WGHA Treasurer's Report

04/07/2025

See submitted slides from Mick.

WGHA Treasurer Report - Activity Report 4/7/2025

03/31/25 Cash Snapshot

Account Totals 3/31/2025 \$116,335.80

Savings \$5.00

Checking & Money Market \$54,608.83

Certificates \$61,721.97

Legacy Fund Reserves (Prior) 1/1/2025 \$60,000.00

Legacy Fund Reserves TY 2025 Goal \$15,000.00

Available Balance \$41,335.80

### KEY NOTES

Unpaid homeowners Mar-25 24

Homeowners delinquent - prior yr Mar-25 5

Delinquency notice dates 4/1/2025

3/21/2025

3/9/2025

Contact broker re: 6 Oxwood Circle listing

### UPCOMING ITEMS

Contact with delinquent homeowners

Send another delinquency notice

File IRS 990

CD renewal S0104 7 month \$20,563

Current rates "specials" 7 mon apy 4.05%

13 mon apy 4.30%

Is there any appetite for alternative investments regarding reserve funds?

**WGHA Social Committee Report**  
**04/07/2025**

On Saturday, March 22, Phillip and Gerti Kent, Paige Hawkins, Lynn Morgan and Charlie Morgan met to plan this year's WGHA Easter Egg Hunt, which will take place on Saturday, April 19 at 10:00 am on Greenway C. The rain date for the event is the following Saturday, April 26. The event will be promoted as an event for children up to ten years old, with the youngest children searching for eggs apart from the older children.

Several changes will be made to this year's event, including: (a) adding some difficulty to the hunt by asking kids to gather certain color eggs with certain color stickers on them, as indicated on the card they will receive when they arrive; and (b) adding races where children balance eggs on soup spoons, and sack races. As in previous years, kids will need to collect plastic eggs identified on the card they receive, and may redeem the eggs for a pre-packaged bag of candy once they have found all of the eggs on their card. We will prepare for about 60 children to participate. No pre-registration will be required.

The planning committee assumed responsibilities to acquire supplies (candy, spoons, sacks) , while other items used last year (plastic eggs, baskets, decorations) will be used again. Gerti has offered to make cookies for the event, and Charlie and Lynn will provide coffee for the adults. We are still searching for a volunteer to don the life-size bunny outfit – a non-speaking role for Sir Anthony HopKins. The event involves some set up, beginning at 9:00 am that morning, and clean up, and will likely be over by 11:30 am.

This event will require at least six adult/ high school age volunteers. Board members should volunteer and attend if they are in town that weekend, and promote the event with our neighbors. We will use the sandwich signs and an all-neighborhood email to advertise the event.

– Charlie Morgan, Social Chair

**WGHA Greenway's Report**  
**04/07/2025**

In March a large red maple tree on Greenway C was found to be split. Arbor Systems inspected and offered two potential interventions. A second bid was sought from Alonso Arborists due to the degree of expense involved. Both were similar so the bid from Arbor Systems, our preferred vendor, was accepted and a start is pending.

Subsequently Jeff Olson, owner of Arbor Systems died. Chris Heise, 21 year associate, anticipates assuming full ownership within 90 days and states business will continue as prior.

Beeline electric is planning a site visit to replace a sensor on lamppost #1 and to determine and implement intervention on 3 additional lampposts, two of which are lit but dimly. Their invoice for this and 2024 fall work is pending.

Co-Chairs viewed a barren area on Greenway B and determined that the site is suitable for remediation and planting of a sun shade grass mixture. Advance communication to Walnut Grove and homes that border Greenway B was completed. A Greenway Volunteer Workday was held on April 5. Approximately 20 volunteers composed of 3 generations turned out for the 9 am start time. 6 yards of topsoil was spread, compost, seed and straw were placed. Two owners have volunteered to water until the grass is established. A pop up Volunteer Workday will be held on Saturday April 26 to move two large piles of buckthorn and brush which was created during an October 2024 work day which was after the last brush pick up of the season.

WGHA Block Captain's Report

**04/07/2025**

We've had two new neighbors move in recently on Farmington and Southwick. Information has been received and updated.

Garage sale dates have been confirmed, thinking a neighborhood blast should go out and happy to add the block captains as a stand alone blast.

Laurie Howard

**WGHA ACC Report**

**04/07/2025**

Two inquiries were received. One to replace a mailbox to which I replied that no application is required. The second was regarding replacement of a driveway with a modification to widen. An application is required if the elevation increases by more than 6 inches. The homeowner is checking with the contractor.

Debra Stuart

## 02/03/2025 WGHA BOD Minutes

**Present:** Liz Fenster, Outgoing President and Treasurer; Doug Hyant, Vice President; Phillip Kent, Secretary; Danielle Bashirullah, Outgoing Chair Architectural Control Committee; Deb Stuart, Chair Architectural Control Committee; Charlie Morgan, Chair Social Committee; Laurie Howard, Neighborhood and Block Captain Chair; Chris Delamarter, At Large; Mickey Casey, Treasurer; Tim Goode, Communications & Directory Manager

**Excused:** Hayden McCann, Chair Greenways

1. The meeting was called to order by Liz at 7:06 pm via Zoom. The meeting was co-chaired by Liz and Doug.
2. The 12/2/24 Board minutes were reviewed. A motion was held to approve by Phillip, and seconded by Charlie. The motion passed.
3. Meghan Johnson resigned from her At Large position due to personal issues. Liz noted that the Board currently consists of 9 positions per the WGHA Directors and Officers Handbook (Revised 1/2024). This number can be changed by the Board.
4. Chris made a motion to hold Board meetings every other month; the motion was seconded by Charlie. The motion passed.
5. Liz recapped the key events from the 1/29/25 Annual Meeting. A draft of the Annual Meeting minutes has been posted on the website. Doug reported that the Minutes for the 2024 Annual Meeting were approved 50-0 (1 household did not vote); the proposed 2025 Budget was approved 56-1 (2 households did not vote); The slate of candidates for new Board positions was approved 55-0 (4 households did not vote); and the motion to Adjourn was approved 53-0 (6 households did not vote).
6. Liz presented a recap of dues notices. She noted that the outgoing treasurer was responsible for sending notices of the annual WGHA dues.
7. We held an election for new Board officers. After much discussion, Doug made motion to approve the proposed slate of candidates and the motion was seconded by Chris for the following Board composition: Doug as President for one year; Charlie as Vice President for a year; Mick as Treasurer for two years; Phillip as Secretary for one year; Deb as Chair of the Architectural Control Committee for two years; Hayden and Charlie will Co-Chair the Greenways Committee for the next year; Tim is the Communications and Directory Manager for two years; Laurie will remain Neighborhood and Block Captain for one year; Charlie will continue on the Social Committee with assistance from Laurie for a year. The motion passed unanimously.
8. A discussion was held regarding Transition Planning. Liz recapped the primary responsibilities of the President's, Vice President's, Treasurer's, and other roles. Liz will work with Doug to ease his transition to President; Doug will work with Charlie to ease his transition to Vice President; Danielle will work with Deb to ease her transition to Chair of the Architectural Control Committee; Liz will work with Mick to help with his transition to Treasurer; etc. Liz noted that Google Docs are used for most communications and record keeping purposes. All new Board members will be provided with access to the WGHA Directors and Officers Handbook. We had an extended discussion of the roles and functions of the Treasurer, the need to provide some Board members access to our accounts at Summit, how we currently track dues payments, etc. Liz requested all Board members let her know regarding their email preferences if they have changed.
9. No Committee reports were needed at this meeting.

10. Liz and Danielle were thanked for their years of service to the WGHA, and praised for all they had contributed to the running of the WGHA.
11. Our next meeting will be held on April 7, 2025, at 7 pm via Zoom. A potential agenda item is the Greenways path maintenance and replacement. Chris made a motion to adjourn, which was seconded by Charlie. The meeting was adjourned at 8:18 pm.

Phillip L. Kent, Secretary

**WGHA President’s Report 02/03/2025:** No report submitted by: Liz Fenster, Outgoing President

**WGHA ACC Committee Report 02/03/2025:** Nothing new to report. Submitted by: Danielle Bashirullah, Outgoing ACC Chair

**Greenways Report 02/03/2025:** No updates to report. I’ve been invited to present our rain garden project at the MAMGA annual meeting in late March. Submitted by Hayden McCann, Greenways Co-Chair

**Social Committee Report 02/03/2025:** No social report is submitted for this meeting, as there are no new activities to report. Charlie Morgan, WGHA Board Social Chair

**Block Captain Report 02/03/2025:** No block captain report is submitted for this meeting, as there are no new activities to report. Laurie Howard, WGHA Block captain Chair

**Treasurer’s Report 02/03/2025 Snapshot Submitted by Liz Fenster**

**Account Balances**

<b>Account Totals</b>	<b>1/31/2025</b>	<b>\$ 70,873.01</b>
<b>Savings</b>		<b>\$ 5.00</b>
<b>Checking &amp; Money Market</b>		<b>\$ 9,597.82</b>
<b>Certificates</b>		<b>\$ 61,270.19</b>
<b>Legacy Fund Reserves (Prior)</b>	<b>1/1/2025</b>	<b>\$ 60,000.00</b>
<b>Legacy Fund Reserves TY</b>	<b>2025 Goal</b>	<b>\$ 15,000.00</b>
<b>Available Balance</b>		<b>\$ (4,126.99)</b>

**Dues Recap**

Dues Notices emailed out 2-2-25. Paper notices will be sent out soon. 6 homes were unpaid in 2024: 3 one-year late, 3 multiple years late. In 2025, one home is paying through closing.

## Expenses through 2-3-25

	<b>Planned</b>	<b>Actual</b>	<b>Diff</b>
<b>Totals</b>	\$ 57,030	\$ 1,635	\$ (55,395)
<b>Water &amp; Sewer</b>	\$ 7,000	\$ 1,224	\$ (5,776)
<b>Electricity (MG&amp;E)</b>	\$ 2,450	\$ 173	\$ (2,277)
<b>Mowing</b>	\$ 7,000	\$ -	\$ (7,000)
<b>Weed Control &amp; Fertilizer</b>	\$ 1,330	\$ -	\$ (1,330)
<b>Woodland Management</b>	\$ 15,000	\$ -	\$ (15,000)
<b>Pathway Patching/Maintenance</b>	\$ 100	\$ -	\$ (100)
<b>Lamp Post Maintenance</b>	\$ 2,000	\$ -	\$ (2,000)
<b>Circle Grants &amp; Reimbursement</b>	\$ 1,500	\$ -	\$ (1,500)
<b>Greenways &amp; Circles Misc.</b>	\$ 250	\$ -	\$ (250)
<b>Bank Charges</b>	\$ 25	\$ -	\$ (25)
<b>Taxes &amp; Fees</b>	\$ 75	\$ -	\$ (75)
<b>Insurance (Liability/Board)</b>	\$ 1,300	\$ -	\$ (1,300)
<b>Dues Collections Mailings (Prim</b>	\$ 100	\$ -	\$ (100)
<b>Newsletters &amp; Notices</b>	\$ 200	\$ -	\$ (200)
<b>Annual Meeting</b>	\$ -	\$ -	\$ -
<b>Directory</b>	\$ -	\$ -	\$ -
<b>Website</b>	\$ 300	\$ 38	\$ (262)
<b>Social</b>	\$ 1,000	\$ -	\$ (1,000)
<b>Legal Fees</b>	\$ 2,000	\$ -	\$ (2,000)
<b>Misc. (PO Box, Supplies, Postage)</b>	\$ 400	\$ 200	\$ (200)
<b>Legacy Fund Deposits</b>	\$ 15,000	\$ -	\$ (15,000)