

## **West Central Neighborhood Association**

*Board Meeting Minutes  
December 6, 2021, 6:00pm*

### **Call To Order – 6:05pm**

- Attendees: Kelly Benton, Ben Wahli, Brandon Steffen, Connie Mettler, Andrew Stout, Al Hofer, Tyler Bowers, Greg Brandt
- Absent: Cindy Brandt, Ryan Pequignot
- We have a simple quorum present.

### **Officer Reports**

- Treasurer: Total assets = \$198,203.48. Largest upcoming expense will be the Christmas Party.
- Membership: Ended last year at 210 members. 15 members so far for this year. Discussion of how to reach out to areas where there is less engagement. Discussion of setting up a table with the opportunity to pay membership dues at the Christmas party. Question: is there a way to set up automatic renewal for membership dues?
- Vote to confirm that we maintain same membership rates for 2022: passed unanimously

### **Standing Committee Reports**

- Historic Preservation: LHD Expansion— we believe we have enough homeowners to vote yes to pass this for Phase 2. Tyler will schedule open community meeting.
- 2022 Home & Garden Tour
  - Needs in first quarter 2022: Greg and Brandon are working on sponsorships. January notifications need to be sent to Sponsors, Food Trucks, Bands & Arts Fest Vendors. Tyler will start working on seeking out homes for tour. Home tour meetings will be moved to the church. Have a January organizational meeting to layout groundwork for 40th Annual Home & Garden Tour. Recommend that tour meetings be held at the Church instead of a restaurant.
- Moody Park Update: Discussed need for master plan for improvements. Discussed possibility of getting Electric Works to be a partner. Discussed waiting 1 year to develop master plan and continue soliciting ideas for now. Will plan to have a neighborhood association meeting at the park once the weather gets warm.

### **Unfinished Business**

- 1315 Rockhill: (house that WCNA bought and then sold with RFP). Ben proposed next step to pull agreement, review elements of agreement and

progress with homeowners. Tyler will write a letter to request updates on their progress and amount invested. Will request written update, timeline, or update at a neighborhood meeting.

### **New Business**

- Christmas Party: Everything is paid for. Kelly has received lots of donations from local business for giveaways. Monetary and food donations will be made to the mutual aid food pantry in front of Fancy & Staple.
- Tour of Electric Works for WCNA Board will be scheduled for mid January around 4 or 5pm.
- Change of Officers: Greg passed out contact list and business cards. New officers will send pictures and bios to Kelly for the website.
- 2022 City Projects List: Discussion of any projects to promote for 2023. Ideas include portion of Berry St that is torn up from big trucks and non-brick alleys that are in bad shape.
- 2022 Board Goals:
  - Discussion of integrating and connecting new residents. Brandon will send example welcome letter to send to new residents.
  - Andrew suggested goal of continuing implementation of technology to streamline processes.
  - Discussion of investment in beautification and security. Suggestion to change Security Program to \$40 for lights and 50% on camera doorbells and security cameras up to \$100 on 50/50 co-op reimbursement. Cameras and lighting can be anywhere around the home perimeter.
  - Sidewalk program: Amend current Neighborhood program to pay first \$200 and then 50% up to \$1,500. Will consider outreach to homes with potential need and would benefit from 1-2 squares of sidewalk redone.
  - We will assign budget levels for WCNA programs at the January board meeting.
- 2022 Speakers/Topics for Neighborhood Meetings
  - Connie Haas Zuber from ARCH has agreed to come talk about history of the neighborhood.
  - Electric Works updates
  - Meeting at Moody Park
- 2022 Calendar of Events: Discussion of assigning leadership and budget for events early on to avoid last minute rush.

**Concluded – 7:45pm**

