

## West Central Neighborhood Association

### *Board Meeting Minutes*

*March 13, 2023, 6:00pm*

#### **Call To Order –6:04 pm**

- Attendees: Joel Sauer, Kelly Benton, Bethany Pruitt, Connie Mettler, Andrew Stout, George Taylor, Terry Taylor, Ben Walhi, Al Hofer
- Absent: None. Full quorum present.

#### **Finance Committee Reports:** (submitted by George Taylor, Treasurer):

- January 2023: Total assets= \$186,499.19; Income= \$340.79 (memberships + interest); Expenses= \$3,851.56 (Storage unit rental, sidewalk repair, CC fees)
- February 2023: Total assets= \$185,986.19; Income= \$70.23 (memberships + interest); Expenses= \$583.23 (storage unit rental, office supplies, Host Monster, signs for sidewalk repair, CC fees)
- **2023 Budget Proposal:** Treasurer submitted budget proposal for discussion based on numbers available from 2022 and 2021.
  - Discussion of budget for home beautification and sidewalks: What if we run out of money? Discussed options to close applications for the rest of the year or bring back to the board to approve more funds. Discussed if we are able to deny landlord applications in order to ensure WCNA funds are going to owner-occupied homes rather than supporting for-profit businesses. Joel (President) asked if it jeopardizes our tax-exempt status to give money to a for-profit business. (i.e. landlords). Discussed another option which was favored by the group: limit applications to one house per year.
  - Changes: Move expenses (Plein Air Sponsorship & Merch) to Marketing Category. Eliminate “gifts” category. Reduce Dropbox to \$120. Maintain only 1 “other expenses” category.
- George will estimate revenue based on the past 5 years. The goal is to create a balanced budget. We are currently estimating that we’re ~\$10,000 over. We
- George will revise the budget based on discussion and send out.

**1315 Rockill Garage:** Board discussed next steps to remedy the issues with the construction of the new garage. We anticipated good faith in following deed restrictions, and assumed that guidance would be available from HPC, which it is not. Discussed if there is an option for the developer to remedy, however the developer seems to have folded. Additional options include: 1) require any future changes bring the garage up to HPC standards, 2) if the home changes ownership, garage must be brought up to HPC guidelines, 3) give a concrete list to homeowners of what we are asking. Have the “all the way” requirements and then be willing to negotiate to a meet in the middle approach. Give a deadline to respond. Further discussion on engaging an architect on an hourly basis to consult on aforementioned

concrete list of guidelines. Ben will reach out to Ron Ross at HPC to see if he is available and at what cost. Board members all in agreement.

**Home & Garden Tour:** Kelly Benton (VP) shared slides she prepared for the association meeting next week. We will lead discussion of members' opinions and vision for the tour and then solicit volunteers.

Kelly requested \$250 for Easter Egg Hunt: more eggs, candy, and tape to run around the outside of the park. Approved.

**Membership:** Terry shared a welcome letter that she drafted to give to new homeowners in the neighborhood and solicited feedback. She would like to include the post card sent out by the City in the past month or so with information on the Local Historic District status of the neighborhood.

**Concluded - 8:07 pm**