

West Central Neighborhood Association

Board of Directors Meeting Minutes

February 13, 2024 6:00pm

Call To Order –6:00 pm

- Attendees: Joel Sauer, Kelly Benton, Bethany Pruitt, George Taylor, Anita Kuker, Connie Mettler, Al Hofer, Ben Walhi, Alan Jones
- Absent: None. Full quorum present.

HPC Workplan Review

- Submitted by our HPC:
- The purpose of the West Central Historic Preservation Committee is to foster improvement of the West Central neighborhood through preservation of historic structures and places using an established revitalization process; promotion of compatible residential and commercial growth and development; procurement and rehabilitation of historic or architecturally relevant [add: vulnerable] neighborhood structures; education and promotion of local, state, and federal historic preservation resources; and public education about West Central history to build both connectedness and stewardship.
- Comments: This statement will be presented at the membership meeting next week.

2024 Budget

- Review & approve: All previously discussed changes were made. Additional changes to H&G Tour budget to increase Trolley budget and Signage Budget.
- Anita introduced motion to approve the budget, seconded by Joel. Approved unanimously.
- Update on accountant engagement: George and Joel met with the accountant. They will do our books on Quickbooks (so we have a backup copy). They will rebuild the books starting from 2019.

2024 Priorities Approval

- Ranked survey results: 1) Existing WCNA programs, 2) Neighborhood Crime deterrents, 3) Bike boulevards & safe trails, 4) Historic Preservation, 5) Moody Park Improvements, 6) Signage, 7) Trade Scholarships
- Discussion: We need to narrow down priorities to about 3, so that we are not over-extended and priorities are meaningful.
- Programs/Theft deterrence. Discussion: we could add porch boxes/package vault to the list of qualified purchases for the security program (50% up to \$50). Organize an event to meet neighbors and exchange phone numbers to promote safety in the neighborhood. "Safety Saturday"

- Bike / Pedestrian improvements: Chris Leonard is trying to get a grant for the neighborhood to improve walkability.
- Empty houses and problem rentals: Alan suggested getting landlords together to brainstorm solutions to the most common issues. Ben Wahli discussed ways to identify all landlords in the neighborhood. Kelly suggested “hooking” them with reminder that they can also apply for the neighborhood programs. Next steps: Ben and Alan will meet separately to plan further.

WCNA Calendar of Events for 2024

- Egg Hunt: March 24th at 4:00pm
- Safety Sunday: April 28th at 4:00pm
- Neighborhood Clean-up: TBD May?
- Yard Sale: June 7-9th
- Block Party: July 20th pending Tyler’s approval
- Possible 2nd neighborhood clean up: Wednesday, Sept 4th
- Home & Garden Tour: September 7 & 8
- Movie @ Moody Park: Oct 5th at 7:30pm
- Safety Sunday: October 13th at 4:00pm
- Holiday Party- Monday, December 9th

Membership Questions & Discussion

Current Types and Rates (all are called for in the Bylaws)

- Business - \$50
- Household - \$25
- Individual - \$15
- Senior (>60) - \$10
- Patron - \$100
- Lifetime - \$1,000 (2 currently)
- Honorary - ??? (currently zero)
 - Discussion: What is the purpose of this category? Joel suggested that it should be for individuals rather than businesses.
- Benefactor - \$500 (currently zero)

Review of Membership Types

- What levels should we offer?
- What “benefits” go with each? Particularly “Business” members.

- o Benefits of business membership: logo on website, offer to come to a membership meeting to promote their business to the neighbors.
- Confirm the duration based on dates
 - o Payments after October 15 payment includes the following calendar year?
 - o Update: the date is the October Association Membership Meeting date, so the date changes. This year is “on or after October 21”

How to count members / memberships

- Marketing / Lobbying
- Voting

What is the best communication methodology?

- Beyond Porch Parties vs. Facebook vs. Constant Contact

Does membership have a budget?

- Welcome packets for new neighbors
- Door hangers

Where did we get our doorhangers? Vista Print.

Should Emmanuel get a free Business membership in exchange for letting us use their facility?

- It was agreed that Emmanuel Lutheran Church will be granted a membership in-kind because they allow us to use their space for our meetings.

Concluded: 7:34PM