

## **West Central Neighborhood Association**

### *Board Meeting Minutes*

*April 8, 2025 6:00pm*

#### **Call To Order –6:00 pm**

- Attendees: Joel Sauer, Kelly Benton, George Taylor, Anita Kuker, Bethany Pruitt, Connie Mettler, Al Hofer
- Absent: Full quorum present.

**Other business:** Ben Walhi sent the following email after last month's board meeting to withdraw from service as an Advisory Board Member:

"Team,

Thank you for the opportunity to serve the neighborhood. I truly appreciate it. Out of all of the neighborhoods I have lived in, West Central is my favorite! Thank you for all that you do to make this the very best neighborhood. It means the world to me.

Tammy and I are in the process of expanding our business and taking on business partners. This means implementing new/additional systems, processes, training, website updates, and marketing. We have continued to refine our business model and that has meant very good changes over the last 3 years. We eliminated the construction and staging businesses last year, are down to just one house to work on, eliminated the fancy office, fancy vehicle, let our VA and coach go, and have continued to cut before we grow. In the meantime, we continue to raise the level of service to our clients. We had 8 closings in the first 9 weeks this year. The number of 5 star reviews continues to grow. To get to this next phase and to meet our goals for our clients, we need to spend the time and focus to get there.

This email is to notify you that I will not be able to attend future board meetings and no longer have time to be of service. That was evident to me as I haven't made any progress on Moody Park after several months. Not good! This is a big change for me as I have served for over 10 years. It was fun to think about all of the different places we have met and the long meetings we had. All for the good of the neighborhood. I'm satisfied to have been a very small part of the success over the last 10 years. This is the neighborhood that saved itself and I expect it will always have that recognition.

Thank you again for the opportunity to be of service. I truly appreciate it."

#### **Treasurer's Report (George Taylor)**

- March Income: \$480.25 (memberships and CD interest)
- Expenses: \$1,281.77
- Net: -\$801.52
- Total Assets: \$237,657.40
- Discussion: Public Storage has been sold and the rate is going to be raised to \$260. We are required to have insurance for it. It would be \$11/month for \$2000 worth of coverage. Board agreed that we should shop around for other options. We currently have a 10x10 space.
  - Anita will make phone calls for other rates.

## **Membership Report**

- We passed 200 members for 2025!
- Has delivered 17 welcome bags so far this year. We have gotten great feedback!
- Idea: create a pop-up prompting someone to become a member?
- Revisited the idea of post-cards to boost attendance. Attendance has been great so far. Kelly suggested that we wait and send them out for the October meeting when we are discussing elections, etc.

## **Connected Neighborhoods Grant**

- Update from Kelly: Kelly, Joel, and Bethany have attended the application workshop hosted by Dan Baisden from the City. She reviewed the requirements for application and award. To apply for the grant, the Neighborhood Group does not have to have a project in mind.
- Applications are due in April, the selection committee meets in May, and the Mayor announces the awards in June.
- We are already connected with a Connected Neighborhood Group consisting of: Bloomingdale, Hamilton, Nebraska, West Central, North Highlands. There is a follow-up meeting this Friday (4/11) at the downtown library. Pres of North Highlands will bring a drafted Letter of Intent and work on the application.

## **1135 Wilt Street Tenant Problems**

- This is a rental property currently rented by Indiana Tech wrestling students. They are having problems with parties, property damage, noise, according to their neighbor.
- We talked to Trevan (neighborhood officer) and he recommended talking to the school. The coach initially helped, but it didn't last.
- The direct neighbor has asked the association to write a letter to the landlord to address the problems.
- Joel will reach out to the homeowner to get corroborating evidence before going to the landlords.

## **Update on Jersey Barriers**

- Connie Mettler reports: she got good feedback from the City officials so far: Arts Commission and HPC. It would be up to us to fill out an application for a proposed project.
- No idea yet how much this would cost. We have to consider the wear and tear on the jersey barriers and what materials to use.
- Discussed starting with consulting with Alex Hall. Connie will reach out to her to see if she can come to our next board meeting and ask what her consulting fee is.

### **Update on Light Pole Banners**

- Joel has a map of where banners can go and pages of rules.
  - These banners are for downtown core, rather than residential West Central
  - There is a 30 day time limit and they cost \$6,000 for 10 banners
- Kelly will send a location for us to go visit an example of a metal permanent neighborhood sign

### **Easter Egg Hunt**

- Kelly shared updates. Everything is ready for this Sunday

### **Home & Garden Tour Budget Discussion**

- Question from Ryan: with a pending recession, he is thinking we may have trouble getting the same level of sponsorships this year. Do we proceed as normal, knowing we may have less profit, or do we want him to pull back on the budget?
  - Joel: let's proceed as usual, not knowing what will happen with the economy. All agreed.

### **April Membership Meeting Agenda**

- Green Team Update
- ARCH guest speaker, Mike Galbraith (how to collaborate)
- Charlotte is speaking on Thieme Overlook (Historical Moment)

**Concluded – 7:20pm**