

WNA Board of Directors Meeting MINUTES

March 10, 2016, 9:00am, Courtney Kenady's home

- ❖ Call Meeting to Order: *The meeting was called to order by Emily Lutke at 9:14am. In attendance was Emily Lutke, Laurie Keyes, Anne Gallagher and Ron Schuman via speakerphone.*
- ❖ Approval of BOD Minutes from January: *Approved via email 4-0 on 1/22/16*
- ❖ Neighbor Open Forum: *No neighbors present.*
- ❖ Old Business:
 - Shed/Open Space at 12 Union Mill (Ron): *Ron confirmed with TOB that the shed is on private property & will not be re-located. Open Space landscaping remedy to be completed this summer.*
 - Snow Removal: *Both Orso & All Phase completed extra snow removal projects*
 - Tax Return: *Has been completed (by Alpine Accounting) and filed*
- ❖ New Business:
 - Finance:
 - *Approve bills & sign checks: Laurie approved bills, Ron will also approve & sign checks upon his return from Alabama*
 - *Finance Reports: Anne pointed out increase in Insurance premiums to adjust policies to cover 204 units. Ron suggested Anne get bids from other companies for competitive rates. Ron would also like to see a maximum of \$20,000 kept in our Operating Checking account on a monthly basis – the rest being kept in Reserves. Anne will continue to get these monthly transfers approved by Laurie.*
 - Budget Items:
 - *2016-18 Landscaping Contract with ASAP is in place*
 - *Draft 2017 Budget: Anne will create a draft 2017 Budget and email to BOD members*
 - *Gates Community Mgmt proposal for 2016-18*
 - Board Business:
 - *Remaining 2016 BOD Meeting Dates: 2nd Thursday of every other month: May 12, July 14, Sept. 8, Nov. 10*
 - *Spring Election process: Election & Meeting notice sent out last week, no nominations received yet*
 - *Lincoln Park – Update from Courtney: Courtney was in another meeting, we skipped this item*
 - *TOB Transit to neighborhood update: New bus turnaround to be installed past the top of the neighborhood on French Gulch with an additional bus stop. Olivia Lane bus stop to be re-located to French Gulch, as well as an additional stop put in on French Gulch near Bridge Street. The bus will not enter the neighborhood until after the Bridge Street bridge is installed.*
 - *Revise Rules/Regulations – Update from Emily: Emily highlighted some specific lines in the Decs and Rules that she thinks would be helpful to change or clarify. Will email out to Board for group discussion and input.*
 - *Short Term Rental violation – Airbnb listing: After receiving fine, owner deactivated Airbnb listing before 2/29/16.*
 - Miscellaneous:

- Neighborhood playground at Central Park: *Ron believes a playground in the neighborhood is much-needed. Will send sample playground specs to other Board members. Interested in an in-house architect (or someone in the neighborhood) to design it. Hopes to receive feedback on the idea at the 3/30 Member Meeting and then move forward in the process.*
- Guest Parking update: *Anne has been driving-through and noting vehicles in Guest Parking areas every other week & leaving notices on repeat vehicles. We have seen a noticeable decrease in the number of resident vehicles mis-using Guest Parking spaces.*
- ❖ Board Comment: *Ron feels that we have made some great progress and several accomplishments in recent months and hopes to present these successes at the upcoming Member Meeting on 3/30/16.*
- ❖ Meeting Adjournment:
 - M/S/P: *Meeting adjourned at 9:49am.*