

# Oakbridge Community Services Association

## Board Meeting • 2019 July 28 • Minutes

### 1. Call to Order and Quorum Count

Meeting called to order at 6:12 PM in the offices of Regus, 8383 Greenway Blvd. #600.

6 Board members present: Kraig Bodie (Vice-President), Abigail Darwin (President), Laura Schweitzer, Brian Shah, Jordan Speicher, and Jeff Wilson (Treasurer); 1 absent: Ron Hay; also present: Secretary Richard S. Russell

### 2. Adoption of the Agenda

Without objection, accepted as distributed.

### 3. Courtesy to Guests (if any are present)

(1) Introductions of members and guests:  
Mike Kern

(2) Mike Kern's report on Tree Lane Family Apartments. A new operating agency has been recommended for TLFA, Sankofa, a behavioral-health clinic. Its executive director himself comes from a challenged background. The group's target audience is single black mothers, who are mainly what TLFA houses. They're also known for doing outreach, particularly on the street, but they don't have direct experience with a residential facility, let alone one where there are constant demands on staff time.

Sankofa will have much the same staffing levels as at present, including a full-time psychological therapist. They'll start hiring the rest of their staff in July, which is a short action period before their complete assumption of responsibility at the end of August. That's also when the city's funding for the front-desk position expires. Mike's chief concern was that there's not much overlap time with the outgoing agency, YWCA. Sankofa does rec-

ognize that there will be stress during the transition period.

Wisconsin law does not allow for billing to Medicare or other public-funding sources for Sankofa's psychological services at TLFA. This was one of the financial hits that the east-side Rethke managers hadn't anticipated.

Sankofa's present clinic is in Monona. The workers there won't generally work out of TLFA. There are 3 case managers (15 families each) who will keep **some** hours at TLFA.

There will be continuing coordination between Sankofa, outgoing Road Home managers, Heartland (the building owner), and the city. Heartland has provided a permanent on-site property manager. The new mayor has assigned a deputy mayor to take over the city's hands-on role where Gloria Reyes left off, but not on site at TLFA as Gloria was.

### 4A. President's Report

(1) Conversation with city regarding special assessment payment. City's project manager Bill McGlynn says they're expecting work to be done in August. It's very unlikely that the sidewalk-repair bills will arrive any sooner than 2020 or that they'd send a bill and expect payment within a month. First payment not likely to be due before October; subsequent installment payments will be equal.

(2) Schedule for revising governing documents. The plan at this point is to tackle the entire job in 6 stages: (1) official notices, (2) amendment process and document-conflict resolution, (3) substantive Bylaw changes, (4) substantive changes to Declaration of Covenants and Restrictions, (5) modernizing changes to Architectural Control Rule, (6)

substantive changes to ACR. Stage 1 will be dealt with tonight.

#### 4B. Treasurer's Report

Our balance as of July 24 was \$11,174.52.

Checks written since the previous report:

- 5/2, #1153, \$280 to Lawn Care Plus
- 5/30, #1157, \$159.64 to city treasurer
- 6/14, #1158, \$527.50 to Lawn Care Plus
- 6/26, #1159, \$159.64 to city treasurer
- 7/8, #1160, \$527.50 to Lawn Care Plus

#### 4C. Secretary's Report

(1) Minutes of June 6 meeting were distributed. Final item (date of next meeting) changed to Sunday (not Thursday) July 28. Revised minutes approved by unanimous consent.

(2) Richard completed data input for the neighborhood directory last week, and a draft of the directory was distributed to the Board. If it's OK with the Board, it'll be distributed to the 71 households that had returned a survey form, 59 via e-mail and 12 in printed form.

Suggested improvements:

(a) Don't include mention of proselytizing on cover (explained that this was based on the experience of the Regent Neighborhood Association, where some people needed serious discouragement to stop evangelizing on the RNA listserv)

(b) use plain-language tinyurls instead of the obscure codes (good idea)

(c) Jordan has digitized a logo akin to neighborhood lawn sign which could be used for the cover (he will send it to Richard)

People wanting printed copies of the directory contributed a total of \$50 (10 households @\$5 each), in addition to \$20 in contributions received in the survey-form drop box at the July 4 picnic. This amount was given to the Treasurer for deposit.

#### 4D. Architectural Review Board Report

(1) Actions since the previous Board meeting included one request for a change but wondering whether it was necessary to file the application form. Brian said that pictures and descriptions would suffice but hasn't heard anything back since then.

(2) Revising the Architectural Control Rules (ACR) is proceeding apace. The ARB has largely completed work on the modernizing changes it wishes to propose but intends to wait until those are approved before moving on to other substantive revisions that may be more controversial.

(3) The schedule for consideration and approval of ACR changes is dependent on when the Board can approve amendments to the Bylaws and Declaration of Covenants and Restrictions that will more clearly define the process for amending the ACR. See 4A(2) above for that schedule.

#### 4E. Social Committee Updates

(1) 4th of July. Jordan says that he gives the event 4-5 stars. There were about 75 people in attendance. The fire truck showed up early (10:45) but stuck around until after the parade (11:05). He was a little concerned that too many little kids were running or biking in front of it. There were lots of beverages and plenty of hot dogs, plus this year we had cotton candy. However, this cut way into the consumption of freeze-pops.

(2) Garage Sale. Still on for Aug. 16-17. Jeff will post notice on Facebook and provide Abigail with the text for reposting on Next-Door.

(3) Neighborhood Night Out. Jordan's wife Kristin was working with the city to host such an event at Haen Family Park on Aug. 10 in conjunction with other nearby residents. This info will be posted on our message boards.

#### 4F. NextDoor Report

Richard said there had been no action on resolving the disparity between NextDoor's count of households and reality. Jordan asked to be added as another lead, and Richard agreed to do so.

#### 5A. Bylaw Amendment #1 (Official Notices)

Abigail moved, Brian 2nded, to amend §2.7 of the Bylaws as indicated:

**2.7 Notice.** (a) Notice to the members required by the Articles of Incorporation, these By-Laws, the Declaration of Covenants and Restrictions, the Supplementary Declaration of Covenants and Restrictions, or by these By-Laws the Architectural Control Rules shall be provided in writing or electronically to each member. If such notice is provided in writing, it shall be provided to a given member at the address last appearing on the books of the Association or at the address supplied by the member for the purpose of notice. Notice may alternatively be contained in the Association newsletter which is delivered to the residence of each member, delivered personally or delivered by mail.

(b) If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope addressed to the member with postage prepaid.

(c) Notice for meetings where action by members is required shall be provided to members at least 30 days but no more than 60 days prior to the meeting. Notice of all other meetings of members shall be provided to members at least 15 days before the meeting.

(d) Notice of meetings shall specify the place, day and time of the meeting, and in the case of a special meeting, the purpose of the meeting.

Discussion centered on the advisability of including a specific procedure for members to request printed copies instead of relying on electronic notification. The consensus was that the Bylaws should be a policy document and that operating procedures for implementing it should be handled separately.

Brian moved, Jeff 2nded, to strike the last sentence in ¶ (a). Adopted by unanimous voice vote.

Revised amendment adopted by unanimous voice vote.

#### 5B. Notifying Residents of Revised Notice Procedure

Draft flier distributed, with members asked to suggest changes to the Board's e-mail list by Friday. Consensus was to mail the fliers to residents currently on file.

#### 5C. Other Business

Moved by Jeff, 2nded by Jordan, to postpone rest of agenda to next meeting. Adopted by acclamation.

#### 5D. Next meeting

Wed. Sep. 11, location TBD, 6-8 PM.

#### 6. Announcements

none

#### 7. Adjournment

Meeting adjourned at 8:52 PM.

Respectfully submitted,  
*Richard S. Russell*, Secretary