

# Oakbridge Community Services Association

## Board Meeting • 2019 Oct. 10 • DRAFT #2 of Minutes

### 1. Call to Order and Quorum Count

Meeting called to order at 7:00 PM at Madison College campus, 8017 Excelsior Dr. #112

5 Board members present: Kraig Bodie (Vice-President), Ron Hay, Brian Shah, Jordan Speicher, and Jeff Wilson (Treasurer); 2 absent: Abigail Darwin (President), Laura Schweitzer; also present: Secretary Richard S. Russell

### 2. Adoption of the Agenda

Without objection, accepted as distributed.

### 3. Courtesy to Guests

Introductions of members and guests: No guests were present.

### 4C. Secretary's Report (advanced)

(1) Report on recording of official documents. Richard wasn't able to find any central repository of information on what documents need to be recorded, or with whom, or by whom, or which ones are required and which are optional. Our original Declaration of Covenants and Restrictions, as well as the Supplementary Declaration, were filed with the Dane County Register of Deeds, and many communications with that office resulted in the general advice "We're a service agency and will record whatever you give us, but we don't pay any attention to content." Similar overtures to the city planning department have gone unanswered. However, to be safe, we'd probably want to file any amendments to the Declarations with the Register of Deeds.

Abigail Darwin arrived.

(2) NextDoor update. Neighborhood boundaries have been smoothed out, but a promise from mid-September to figure out how we can review and edit the 174 addresses assigned to our area remains in limbo, despite a couple of follow-up attempts.

(3) Minutes of Sep. 11 meeting distributed and approved by unanimous consent.

(4) Welcome to new residents. Donna Ploc's husband died, and she's moved out of 25 Sandy Court. Welcome letter and directory will be delivered to the new owners on Sunday.

### 4A. President's Report (delayed)

(1) Tree Lane Family Apartment updates.

(a) Nuisance abatement plan update. Mike Kern obtained information on this and it was forwarded to the Board via e-mail. In brief, both the city planning and attorney's offices said that Heartland is currently in compliance with the abatement plan and the city "deems the nuisance abated when there have been no enforcement actions for nuisance activities for a period of six consecutive months. There have been enforcement actions for nuisance activities, so the plan remains in force." The city continues to monitor the situation.

(b) Meeting with Deputy Mayor. We've made contact with the new Deputy Mayor for our area, Linda Vakunta, and Abigail will meet with her Nov. 19.

(2) Winter snow removal. Ron reports that he hasn't heard back from our contractor, Lawn Care Plus, about this winter. We are still under contract with them, so we expect that they'll do it; Abigail will follow up to be sure. Ron usually gets 2-3 bids for a 2-year contract, but we've gone with LCP because they

use a snowblower instead of a plow so as not to tear up lawns.

#### 4B. Treasurer's Report

Our balance as of Oct. 10 was \$9,578.72.

Checks written since the previous report:

- Sep. 10, #1165, \$527.50 to Lawn Care Plus for mowing
- Sep. 30, #1166, \$159.64 to Madison Water Utility for sewer and water

#### 4D. Architectural Review Board Report

(1) Action on applications, appeals, and complaints. Solar panels that were approved earlier are now installed.

(2) Revising the Architectural Control Rules (ACR). The draft revisions for the purpose statement and specific rules are in pretty good shape, and the ARB is working on the part about procedures. Once the draft has been finalized, it will be sent to the President for review. Then a public hearing will be scheduled for the neighborhood to weigh in.

#### 4E. Social Committee Updates

(1) Fall raking event. Set for Sat. Nov. 2, has been announced on NextDoor, Facebook, and our website. We will send out reminders a week ahead of the event.

#### 5A. By-Law Amendment #2: Amendment Processes

This motion, postponed from Sep. 11, came back to the floor automatically:

#### **ARTICLE XI** **Amendment of Governing Documents**

11.1. The Articles of Incorporation may be amended in accordance with its own terms.

11.2. These By-Laws may be amended by a two-thirds (2/3) vote ~~of two-~~

~~thirds of the Directors. at any meeting of the Directors duly called for that purpose, providing that notice~~

11.3. The Declaration of Covenants and Restrictions and the Supplementary Declaration of Covenants and Restrictions may be amended by a two-thirds (2/3) vote of the Directors.

11.4. The Architectural Control Rules may be amended by a two-thirds (2/3) vote of the Directors.

11.5. Prior to a Board vote on any amendment under this article, the Board shall provide due notice of such proposals to the members, in accordance with these By-Laws, and shall hold a public meeting at which members may comment on them.

11.6. Notice of the Board meeting at which amendments under this article are to be considered and the text of such proposed amendments ~~have been~~ shall be given to the Directors at least ~~15~~ fifteen (15) days prior to the meeting.

After a long weekend of legal research Abigail determined that attempting to amend the process for amending our governing documents is fraught with legal pitfalls. We would have to hire a real-estate specialist attorney if we wanted to change them, which we're not prepared to do. Abigail moved, Jeff 2nd-ed, to postpone the motion indefinitely. Adopted without objection.

#### 5B. Status of Common-Area Sidewalk Repairs

They're still being done, but work is close to finished. We won't get the bill until next year. The first installment will be due by 2020 Oct. 31.

### 5C. Neighborhood Logo

Brian moved, Abigail 2nded, to adopt the Jordan Speicher design as our official logo. Adopted without objection.



### 5D. Discuss status of Board members

Ron and Jeff will be retiring from the Board. Jeff is also intending to step down as Treasurer but would like to train his replacement. We will need to aggressively recruit a replacement for him. The Treasurer need not be a member of the Board.

### 5E. When to post draft minutes of Board meetings

Brian moved, Abigail 2nded, to post draft minutes of each meeting within 10 days of the meeting, but after the Board members have had a week to review and revise the draft. Adopted without objection.

### 5F. Other Business

none

### 5G. Future meetings

Thu. Nov. 7, 7-9 PM, location TBD.

We'll shoot for having the public hearing for

the Architectural Control Rules revision in February, with Board approval in March.

### 6. Announcements

none

### 7. Adjournment

Meeting adjourned at 8:37 PM.

Respectfully submitted,  
*Richard S. Russell*, Secretary