

Oakbridge Community Services Association

Board Meeting • 2019 Nov. 7 • Minutes

1. Call to Order and Quorum Count

Meeting called to order at 7:06 PM at Regus offices, 8383 Greenway Blvd. #600

6 Board members present: Kraig Bodie (Vice-President), Abigail Darwin (President), Ron Hay, Laura Schweitzer, Jordan Speicher, and Jeff Wilson (Treasurer); 1 absent: Brian Shah; 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: none

4A. President's Report

(1) Meeting with Deputy Mayor. Abigail will meet with new Deputy Mayor Linda Vakunta on Nov. 19 to discuss neighborhood outreach and info coordination regarding TLFA.

(2) Winter snow removal. Abigail says that our contractor, Lawn Care Plus, is geared up for this season's snow removal and has already cleared our walks twice this year. (They charge per snowfall per depth.) Abigail will forward to the Board the official copy of our contract with LCP, which is due to expire at the end of this winter.

4B. Treasurer's Report

Our balance as of Nov. 7 was \$8,759.70.

Checks written since the previous report:

- Oct. 5, #1167, \$659.38 to Lawn Care Plus for mowing
- Oct. 20, #1168, \$159.64 to City of Madison for water and sewerage

4C. Secretary's Report

(1) NextDoor update. NextDoor has fixed its records to show only the 145 addresses actually within Oakbridge, and 81% of them are signed up. Should we make an extra effort to contact the ~20 households who haven't yet signed up? Probably easier to put invitation in with notice of annual meeting.

Oakbridge

168 neighbors

[Invite](#)

81% of 145 households

7,400 neighbors in

[35 nearby neighborhoods](#)

What do we do with people who have moved out of the area but are still subscribed to NextDoor? How do we separate them from current residents living at the address with regard to figuring out who is on NextDoor? Not sure. Richard will try to identify them.

(2) Minutes of Oct. 10 meeting distributed and approved by unanimous consent.

4D. Architectural Review Board Report

(1) Action on applications, appeals, and complaints. Brian reported that there had been nothing to review since the previous Board meeting.

(2) Current status of revising the Architectural Control Rules (ACR). The ARB will revisit the earlier draft revisions, because we've decided they can't deviate from the Declaration of Covenants and Restrictions, which we had planned to do.

4E. Social Committee Updates

(1) Fall raking event. Consensus was to wait until spring. This will be announced on our 3 websites website, Facebook, and NextDoor.

5A. 2020 annual dues

Dues for 2019 were \$105. That was \$85 for the annual fee plus \$20 for curb and gutter work. Total charge for the C&G work was \$3465, which will be covered by money already collected. That means we have \$5,295 available for expenses that come up between now and when the 2020 dues start flowing in, and we've already got an \$857.50 claim on that for the final mowing and first 2 snow removals.

The obvious addition for the next 5 years will be ~\$25/year for the sidewalk repairs. There's reason to think that the cost of snow removal will increase when the current contract expires. Water, sewer, and insurance are also going up.

We've also been trying to build up a cushion in case of unexpected expenses, so we don't have to rely on voluntary donations again.

Figures discussed were \$120, \$125, and \$130. Laura ran several scenarios to determine what the increment would be to our operating balance, assuming that conditions remain relatively stable over the next year.

Preliminary discussion settled on \$130 as the recommendation to advance to the next meeting, when members will be specially invited to discuss the final amount.

5B. Topics, speakers, and room layout for annual meeting

General approval to have realtor Wendy Dalgety return to discuss the real-estate market in our area. No enthusiasm for yet another update on crime and safety, as things seem to have finally calmed down in our neighborhood. Ald. Skidmore will be invited to discuss city issues that affect our area.

Speakers should go first as a courtesy, then elections, budget, and dues. Board members and speakers will have reserved front-row seats. There will be check-in tables in back; we will need to recruit people to staff them.

5C. Status of board members

Ron and Jeff will be off the Board altogether after this annual meeting, but Jeff is still willing to work with a new Treasurer for a smooth transition.

5D. Other business

none

5E. Future meeting dates

(1) Next Board meeting. Thu. Dec. 5, fall-back date Wed. Dec. 11.

(2) Special meeting to craft dues letter. At December meeting. Narrative only. No amount will be filled in for dues until after the annual meeting.

(3) Annual meeting. Wed. Jan. 8, 6:30-8:30 at the Ashman Library.

(4) Dues-approval meeting. A week after the annual meeting, at which time the letters could be stuffed into envelopes.

(5) Public hearing regarding changes to Architectural Control Rules. TBD

6. Announcements

none

7. Adjournment

Meeting adjourned at 8:45 PM.

Respectfully submitted,
Richard S. Russell, Secretary