

Oakbridge Community Services Association

Minutes • Board Meeting • 2022 Mar. 2 • Draft B

1. Call to Order and Quorum Count

Meeting called to order via Zoom at 7:05 PM by President Denton.

6 Board members on line: Kraig Bodie (Vice-President), Brent Denton (President), Daniel Holt, Laura Schweitzer (Treasurer), Jacob Specht, and Brian Strobel; absent: Jordan Speicher; also on line: Richard S. Russell (Secretary)

2. Adoption of the Agenda

Without objection, accepted as distributed.

3A. Introductions of Members and Guests

Guests: Kelly Bodie, Bob Hay, Ron Hay, Tiffany Helgerson, and Brian Shah

3B. Remarks by Guests

Tiffany wondered how residents can get input into OCSA policy, specifically fences. She was also interested in diversity and equity, specifically whether renters should have a voice in neighborhood matters.

Ron was very interested in the subject of fencing. He said he liked the idea that we don't have fences. He pointed out that when one neighbor puts in a fence, the people next door are stuck with it whether they want one or not.

Brian Shah thanked the board for sending a reminder that assessments were due Feb. 28. He wondered whether the Board had ever considered alternative methods of payment. He added that he wasn't sure how effective the Board was about getting out invitations to participate in policy-making. Perhaps it's a matter of communication.

Ron Hay noted that the Board had long tried to contact neighborhood residents, including dropping fliers off at each door, but there was seldom much serious response.

Tiffany explained that she wanted to be sure that Oakbridge was fully welcoming to people of color. Even in supposedly liberal Madison, there has been a long history of racial discrimination and restrictive covenants.

Brian Strobel wondered why Board meetings weren't being recorded.

4A. President's Report

(1) Business insurance renewal. We got our insurance thru Neckerman, and our policy will expire at the end of March next year.

(2) Standardized communication. In order to have orderly communication between the Board and our residents, issues (aside from general routine information) should be discussed among Board members before responding to inquiries.

4B. Treasurer's Report

(1) January finances.

- *Deposits:* \$5,280.

- *Expenses:* Check #1212 for \$320 on the 7th to Lawn Care Plus for snow removal; #1213 for \$300 on the 7th to Julie Roach for bookkeeping; #1214 for \$154.50 on the 8th to Richard as reimbursement for stamps and envelopes; #1215 for \$912 on the 19th to Neckerman Insurance for our liability policy; and #1216 for \$198.81 on the 25th to the city treasurer for water/sewer services.

- *Cash on hand* at end of month: \$13,608.54.

(2) February finances.

- *Deposits:* \$5,280.
- *Expenses:* Check #1217 for \$480 on the 4th to Lawn Care Plus for snow removal and #1218 for \$214.20 on the 22nd to the city treasurer for water/sewer services.
- *Cash on hand* at end of month: \$18,194.34.

(3) Electronic filing. OCSA's 2021 Wisconsin tax return was e-filed via Laura's employer and accepted by the Department of Revenue today. Taxes are done for 2021!

4C. Secretary's Report

(1) Minutes of Jan. 6 virtual Board meeting were distributed; approved without objection.

(2) Minutes of Jan. 8 Board action were distributed; approved without objection.

(3) Minutes of Feb. 13 Board action were distributed; approved without objection.

(4) Dues reminder letters. Reminder notices of 2022 dues for the 49 households that hadn't yet paid were printed on Feb. 25. Jake stuffed them into envelopes and stamped and mailed them. As of mid-afternoon today, Julie Roach reported having received 22 additional payments.

Per Board action on Dec. 1, the 1st overdue notice was scheduled go out on Mon. Mar. 7 and the 2nd (and final) notice on Mon. Apr. 4. However, our bookkeeper will be leaving town on family business on Mar. 5, when there may still be checks in the mail. Do we want to proceed with the Mar. 7 mailing anyway? Consensus was to wait an extra week.

(5) Register of Deeds. Richard had sent out a link to the county's property index that lets anyone download mailing labels for all the property owners (not necessarily residents) for whatever addresses they wanted to send mail to.

(6) NextDoor update. We are now listed as having 204 members representing 87% of what they still think of as being 149 households (not the actual 145); the 4 extras may be due to people who've moved out of the area continuing to stay in touch.

4D. Architectural Review Board Report

(1) Action on applications, appeals, and complaints. No new applications received.

(2) Contract for lawn care and snow removal. We received an apology for failure to clear the crosswalks and 10% off our next bill. If the bid for next year comes in high, Kraig will seek additional bids.

4E. Social Committee Updates

Jordan was absent.

4F. Webmaster Report

Jordan was absent.

4G. Facebook Report

Dan reported that there has been very little traffic. We have about 50-70 subscribers.

5A. Discussion of Fences

postponed until end of business

5B. Snow Removal on Crosswalks

Notify the Board if services are not being delivered.

5C. Payment Methods for Homeowner Assessments

skipped over

5D. Plan for Tree Removal

Boley TLC will honor same quotation they

gave us last year and will perform the requested services by mid-summer.

5E. Schedule of Board Meetings

Without objection, our next meeting will be on Wed. May 4 at 7:00 PM. Kraig hoped we'd be able to get back to in-person meetings sometime after May. Richard suggested that a hybrid model would be desirable to encourage participation.

5A (resumed). Discussion of Fences

Ron said he would put together a proposal for a compromise on fences.

Brian Strobel wanted to get more input from our member households. He recognized concern about esthetics and maintenance, but said that was something that the ARB should monitor. His understanding was that fences enhance property values.

Kelly Bodie, a long-term resident, loved having kids and critters being able to run freely between yards. She was concerned about who would maintain the yards in the vicinity of the fences, because it's difficult to mow close to them.

Brent wasn't sure the ARB was well equipped to be able to police the quality of fences. He agreed that we should solicit as much input from our residents as possible.

Tiffany likes fences. She doesn't want her daughter wandering into the neighbor's yard, because he's the stereotypical "you kids get off my grass" curmudgeon. Invisible fences do not work well with their whippet.

Richard noted that properties on the north edge of Oakbridge would be stuck with fences if the people in the next neighborhood over want to install one.

Kraig liked the idea that his kids and the

neighbor kids could all run back and forth through each others' yards.

Kelly liked having wildlife be able to wander through the community. Other people weren't real happy with the idea that this might include predators.

Brian Strobel was concerned about children running into the street on high-traffic High Point Road, which his property (and 20 others) back up to.

Richard reported that it takes a $\frac{2}{3}$ vote of the Architectural Control Board plus a $\frac{2}{3}$ vote of the Board of Directors to amend the Architectural Control Rules.

5F. Other Business

none

6. Announcements

none

7. Adjournment

Meeting adjourned at 8:56 PM.

Respectfully submitted,
Richard S. Russell, Secretary