

# Oakbridge Community Services Association

## Annual Meeting • 2023 Jan. 5 • Minutes

### 1. Call to Order

The meeting, held both in person at the Midtown Police Station, 4020 Mineral Point Rd., and via Zoom, was called to order at 6:43 PM by President Brent Denton, who then presented the agenda and introduced the Board members and other officers.

### 2. Participation

7837 EOC: Greg Wagner and Fred Muci  
7865 EOC: Brian Strobel (Director)  
17 Oak Glen Ct.: Bob Hay  
6 Sandy Ct.: Nancy and Mike Kern  
14 Sandy Ct.: Jordan Speicher (Director)  
17 Stonehedge Ct.: Laura Schweitzer  
(Treasurer)  
26 Stonehedge Ct.: Ron Hay  
7810 WOC: Jacob Specht (Director)  
7814 WOC: Brent Denton (President)  
7846 WOC: Abigail Darwin and Richard S.  
Russell (Secretary)  
7850 WOC: Mark Allen  
7909 WOC: Rachel Robillard  
7925 WOC: Valeria Davis-Humphrey  
7934 WOC: Vicki and Jeff Wilson  
7958 WOC: Kraig Bodie (Vice-President)  
7986 WOC: Brian Shah

20 people and 16 households were represented. There were no proxies.

Guests: Wendy Dalgety, Nikki Conklin

### 3. Election of Board Members

Declarations of candidacy had been received from Kraig Bodie, Valeria Davis-Humphrey, Brent Denton, Jordan Speicher, and Brian Strobel and were displayed on screen as the candidates gave their verbal presentations.

Given 5 candidates for 4 vacancies, Jordan

Speicher withdrew his candidacy. President Denton asked if there was any objection to casting a unanimous ballot for the remaining 4, and there was none, obviating the need for a formal election.

### 4. Guest Speakers

A Q&A period followed each presentation and those comments are synopsized here as well.

A. Wendy Dalgety, local realtor with Century 21, gave a presentation on the “insane” increase in housing prices in recent years and how that trend has dramatically slowed in the last several months, due in part to higher interest rates. Anyone thinking to buy or sell shouldn’t rely on gossip or last year’s information to determine their position in today’s market.

She showed examples of actual home sales in Oakbridge and mentioned that her company has all sorts of information about current trends, which she is willing to share.

She specifically mentioned that the first 3 offers that came in on an Oakbridge home recently for sale were withdrawn once the prospective buyers discovered some of the property restrictions in effect.

In response to a question about gentrification of central Madison pushing lower-income people farther out, possibly to our area, she said that the trend is to skip right over the periphery of the city and relocate to smaller towns and rural areas around it.

B. Nikki Conklin, City of Madison Alder for District 9, in which Oakbridge is located, talked about the challenges she faces as a new alder just getting to know how the system works.

She mentioned in particular her frustration that police and prosecutors do good work in building cases against young offenders only to have them set free in court. Her top priority as alder is to invest in youth: after-school programs, apprenticeships, etc. Prevention is better than having to deal with crime from neglected and alienated young people.

She discussed the city's proposed revision of its definition of "family" and its impact on zoning. She supports the proposal, to recognize that in the 21st Century there are more kinds of families than the traditional Ozzie and Harriet variety of 1966 (when the definition was first enacted), greatly simplify the number of different kinds of zoning, reduce barriers to housing, and eliminate weaponization of zoning in neighborhood disputes. She added that the proposal should have almost no effect on District 9.

One of the attenders complimented the city on its willingness to take good care of the Sauk Creek greenway near us and was interested in getting the city forester come in to take good professional care of it. Alder Conklin wanted to make sure that all stakeholders had a voice in what to do.

"People's basic needs have to be covered.... But we have to do it the right way."

## **5. Polls Closed**

This agenda item proved unnecessary.

## **6. Officer Reports on 2022 Activities**

A. President Denton reported that he had to fend off requests for information on foreclosures happening in an adjacent neighborhood.

B. Vice-President Bodie talked about his liaison work with Boley Tree Service and Lawn-Care Plus.

C. Treasurer Laura Schweitzer reported on the actual finances for 2022 and the budget for 2023, in which dues were held constant at \$110 per household. She said we had to anticipate more forestry work, and costs of snow removal and lawn care are hard to predict. She called attention to a new budget item of \$500 for "Community Events".

D. Secretary Richard S. Russell reported that he had been doing a lot of drafting work on a proposed revision to the Declaration of Covenant and Restrictions in addition to his normal duties of preparing agendas and minutes for annual meetings, Board meetings, and inter-meeting actions (conducted by unanimous consent via e-mail) and printing the original and follow-up dues letters.

D. Architectural Review Board Chair Kraig Bodie appreciated the diligence of neighbors in applying to the ARB whenever they wanted to modify their properties. The ARB was able to get approval on almost everything within a couple of days. He added that the ARB was also able to offer useful suggestions in a couple of instances where initial proposals seemed to have ignored better options.

E. Social Committee Chair Jordan Speicher said that the 4th of July celebration was enjoyed by many, particularly the appearance by the Madison fire truck.

F. Webmaster Jordan Speicher reported that he has all the minutes of the past year up to date on the website.

## **7. Open Discussion**

A. There were many comments about fences, some in favor of them and some not.

B. It was suggested that it would be desirable for local realtors to provide advance notice to prospective homebuyers about our architectural-control rules, so they wouldn't waste

their time hoping for things they couldn't do. The problem recently, however, had been that buyers and realtors had to move very quickly to get desirable properties before they were sold, leaving essentially no time for research.

## **8. Announcements**

A. President Denton gave an overview of the survey form about the neighborhood policy on fences that will be going out with dues letter. He emphasized that the results of the survey would be advisory only, not binding on anybody, and quite likely to leading to many more meetings.

B. President Denton announced that the first meeting of the newly elected Board would commence 5 minutes after the annual meeting adjourned. Community members were welcome to remain in physical attendance or signed in using the same Zoom link.

## **9. Adjournment**

The meeting was adjourned at 8:24 PM.

Respectfully submitted,  
*Richard S. Russell*, Secretary