

# Oakbridge Community Services Association

## Minutes • Administrative Session • 2023 March 21

### 1. Call to Order and Quorum Count

The meeting, held via Zoom, was called to order at 7:05 PM by President Denton.

The 5 Board members in attendance, constituting a quorum, were Valeria Davis-Humphrey, Brent Denton (President), Laura Schweitzer (Treasurer), Jacob Specht, and Brian Stobel; absent: Kraig Bodie (Vice-President) and Rachel Robillard; also attending: Richard S. Russell (Secretary).

### 2. Adoption of the Agenda

Without objection, the agenda was adopted as distributed.

### 3A. Introductions of Members and Guests

Guests: Greg Wagner

### 3B. Remarks by Guests

none

### 4A. President's Report

(1) Liability coverage. We're good for another year.

(2) Registration in state HOA system. Thanks to Laura for getting us registered under the new law. We hope that in the future we'll get automated reminders.

(3) Possible outing to Forward Madison game. We've received an offer to have group rates for attending a game.

Rachel arrived.

### 4B. Treasurer's Report

(1) Financial summary.

Beginning Cash:  
\$12,032.19

#### December

Income:  
none, \$0

Expenses:  
Check #1266 on 12/12 for \$288.02 to Lawn Care plus for snow removal  
Check #1267 on 12/20 for \$19.89 to city treasurer for real-estate taxes  
Check #1268 on 12/23 for \$216.04 to city treasurer for water/sewerage

Ending Cash:  
\$11,508.24

#### January

Income:  
Dues payments, \$6,600

Expenses:  
Check #1269 on 1/2 for \$1,205 to Lawn Care Plus for snow removal  
Check #1270 on 1/2 for \$325 to Julie Roach for bookkeeping services  
Check #1272 on 1/23 for \$233.68 to city treasurer for water/sewerage

Ending Cash:  
\$16,344.56

#### February

Income:  
Dues payments, \$3,850

Expenses:  
Check #1271 on 1/23 for \$920 auto owners insurance for our D&O insurance  
Check #1273 on 2/7 for \$1134 to Lawn Care Plus for snow removal  
Check #1274 on 2/8 for \$25 to Laura for reimbursement of the HOA registration on the Wisconsin Department of Revenue website  
Check #1275 on 2/21 for \$233.68 to city

treasurer for water/sewerage

Ending Cash:

\$17,881.88

(2) Dues delinquents (lot#, address, owners).

- 17, 7922 WOC, David M. Jones and Suzanne Tucker
- 39, 7806 WOC, Emeterio and Laura Cortes
- 43, 7913 WOC, Richard H. Harris\*
- 52, 7949 WOC, Jodi R. and Andy Powers
- 67, 6 Stonehedge, Ryan Flogel
- 77, 25 Sandy, Jeremy Deibert\*\*
- 81, 9 Sandy, Ranjit and Purabi Dasgupta\*\*\*
- 90, 26 Oak Glen, Duncan and Brenda Asaka
- 98, 5 Oak Glen, Judy Siegel
- 100, 13 Oak Glen, I. S. Rodriguez Zamora and R. Y. Gonzalez Duquesne
- 107, 13 Crossbridge, Shari L. and Adam Smith
- 111, 7866 EOC, Rosalino Antonio Ruiz and Maria L. S. Miranda
- 115, 7838 EOC, Alec zander R. Mancheski\*
- 124, 7817 WOC, Nadia Noboa-Chehade\*

\*absentee owner

\*\*confusion about whether title company paid

\*\*\*have promised to pay when back in USA

#### 4C. Secretary's Report

(1) Minutes of Dec. 19 Board meeting were approved without objection.

(2) Minutes of Jan. 5 annual meeting were approved without objection.

(3) Minutes of Jan. 5 Board meeting were approved without objection.

(4) Minutes of Jan. 17-22 Board actions were approved without objection.

(5) Dues letter #3 proposed text. Shown on screen. Suggestion was made that we might get more money with honey than vinegar.

#### 4D. Architectural Review Board Report

(1) Action on applications, appeals, and complaints. Brent reported that there were 2 applications since the previous Board meeting. The one for a new front porch was quickly approved. Not quite sure what happened with the other.

There was a complaint that the snow removal people hadn't done a good enough job, but it got better the next time. Another lament that the streets weren't cleared was answered that it's the city's job, not ours.

(2) Snow and mowing contracts. No change. We're in the 1st year of a 2-year deal.

Brian Shah arrived.

#### 4E. Social Committee Updates

Nothing just yet. Committee to meet soon.

#### 4F. DCR Revision Committee Updates

The committee continues its very detailed examination of every provision of the DCR. It has already decided to eliminate the Supplementary DCR and incorporate most of its provisions (some with modifications) into the main DCR. When it has gotten most things settled, it will explain the then-current draft in detail to the Board and ask for more input. The next step after that is to make all our members aware that this process is going on, aim them at relevant documents on our website, and schedule a couple of open hearings about them.

#### 4G. Fencing Survey Committee Updates

77 of our 145 households sent back responses to our fencing survey, which Jacob had summarized in the form of pie charts. Of that 53%, 22% favored allowing some fences, 28% were opposed, and 3% were either "none" or "neutral".

A more detailed breakdown of the 77 responses (where here the pie was 100% of them) showed 30% very supportive, 12% somewhat supportive, 5% neutral, 6% somewhat against, and 47% very opposed to allowing fences.

Jacob added that there were many additional comments, which he would e-mail to the Board in a separate document.

The discussion which followed dealt mainly with the question of what we should do now in the absence of a clear consensus one way or the other. The one point of agreement was that we should publish the results on our website and notify the neighborhood that they're there, so they can all be as informed as possible.

The question arose of what procedures would be required to permit fences. Under current procedures, a specific proposal would have to be made to the Architectural Review Board, which could tweak it as they deemed appropriate and then recommend it by a  $\frac{2}{3}$  vote to advance it to the Board, where it would also require a  $\frac{2}{3}$  vote to adopt.

#### **4H. Webmaster Report**

Jordan was not present.

#### **4I. Facebook Report**

Brent would be happy to have anyone take over this responsibility. In general all he's been doing is posting notices of Board meetings.

#### **5A. Dues Letter #3**

Richard will send out revised wording for commentary tomorrow with target date of sending out the letters themselves this weekend.

#### **5B. Other Actions on Dues Delinquents**

We will shoot for this weekend to send out our "final notice" that we want the dues or we'll file a lien. Halfway thru April, if we haven't heard back from a delinquent, it's time to actually do it. If someone is making a good-faith effort to pay, we'd make allowances.

#### **5C. Future Board Meetings**

The next Board meeting will be on Tue. May 16 at 7:30 via Zoom.

#### **5D. Other Business**

none

#### **6. Announcements**

Remember to vote Tue. April 4.

#### **7. Adjournment**

Meeting adjourned at 8:33 PM.

Respectfully submitted,  
*Richard S. Russell*, Secretary