

September 9, 2020

Original Northwood Association

Quarterly Board Meeting

September 2020

**Present:** Richard Skolasky (President), Kerry Spence (Secretary), Jen Spratt (Treasurer), Mary Stevenson (Covenant), Paul Miller (VP), Lynette Dodson (Social)

**Absent:** Jeffrey Carroll (Maintenance), Lauren Devine (Social), Eric Dodson (Communications), Haywood Wilson (Safety), Shequila Purnell-Saunders (Social), Katrina Raysor (Social)

**Convene: 7:00pm**

**Session 1: Officer & Chair Reports (7:00-7:50p)**

**1. President's Update**

- a) Cast your ballot if not already done so within the next 30 minutes
- b) Use Chat function to ask questions during the meeting
- c) ONA Update
  - i) monthly board meetings-
    - (1) Meetings have been posted for the community to attend
    - (2) treasurer reports and meeting minutes posted on our website
  - ii) GNCA Update
    - (1) Community award from Johns Hopkins to grant financial assistance (small amount) for those struggling due to COVID 19 pandemic
    - (2) Northwood Commons- is underway and GNCA continues to communicate with developers.
    - (3) Upcoming meeting with council person Ryan Dorsey to discuss plans to redesign Northwood Elementary. Meeting to be scheduled.
- d) Motion 1-Current Climate
  - i) Thinking about how to make sure the Board is being fair and unbiased.
  - ii) Suggest implicit association process to identify any biases one may have so one can be aware of unconscious biases.
  - iii) Voted to pass
- e) Motion 2- Covenant Assistance
  - i) Create a non-voting member of the Covenant Committee- "Covenant Co-Chair" to assist the Covenant Chair. This would be a front facing, non-voting member.
  - ii) Voted to pass
- f) Acknowledgements
  - i) All volunteer board- thanks for all your hard work!

**2. Vice President's Update**

- a) 90 for 90 Program
  - i) in celebration of the founding of our neighborhood 90 years ago.
  - ii) Intention to encourage volunteer efforts and neighborhood participation.

**3. Treasurer's Update**

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- a) ONA fiscal situation over past year
  - i) 45% of the community has paid their dues- record year!
  - ii) Positive increase of \$3,000+ this year
- b) Incoming (dues, other)
  - i) 3 ways of collecting dues: Pay HOA- ONA & GNCA, Venmo to [onatreasurer@gmail.com](mailto:onatreasurer@gmail.com), check to Original Northwood Association to PO Box- address in Newsletter
  - ii) Would like to stop Paypal payments because Paypal has a fee
- c) Expenditures
  - i) Social events: Graduation parade, Food Truck Wednesdays, Oktoberfest & Ice Cream Social, Block Party permits
  - ii) Website maintenance & printing of newsletter
  - iii) Survey Monkey
  - iv) Bank cost
  - v) Legal council costs/ covenant issues
  - vi) Maintenance of common areas
- d) Project ideas welcome

#### **4. Communication's Update**

- a) Updated website & social media sites
- b) Put out 3 newsletters & 1 more in September in conjunction with incoming Communications' member
- c) Newsletter pick-up locations

#### **5. Covenant's Update**

- a) Applications/ Violations
- b) AFG roofing letters

#### **6. Maintenance's Update**

- a) Tree Planting
- b) Garden Maintenance

#### **7. Safety's Update**

- a) Safe Streets- Roundhill

#### **8. Social's Update**

- a) Event Updates
  - i) Food Truck Wednesdays through end of September
  - ii) Newcomer party on Sept 17th
  - iii) Block Party/ Oktoberfest coming up in October
  - iv) Please participate as much as you can to support local businesses and to meet your neighbors.

#### **9. Question about eliminating asphalt shingle as an option?**

- a) Reviewed brief history of asphalt shingle
- b) Will discuss in more detail in September newsletter

#### **10. Election Results- , Total Votes: 53, Quorum was reached**

- a) President: Richard Skolasky
- b) Vice President: Glenn Paisley
- c) Treasurer: Jen Spratt

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- d) Secretary: Margo Madsen
- e) Communications: Whitney Viskar
- f) Covenant: Mary Stevenson
- g) Maintenance: Zhan Caplan
- h) Safety: Joe Mertz
- i) Social: Jason Drennan

**Session 2: Community Forum (7:50-8:30p)**

1. **Topic 1:** Encourage Participation; information sharing (esp. for those without computers); Block Captains
2. **Topic 2:** Maintenance Violations (e.g., weeds and trash)
3. **Topic 3:** Communication (e.g., weekly email, calendar invite, digital & print)
4. **Open Session:**
  - a) Neighborhood Civility- appreciated ongoing training to support bias awareness. Live in a diverse community, but some don't feel comfortable at times. Want to encourage kindness and acceptance of one another. Perhaps there is a city entity that could help us with this topic and could be a guest speaker at another quarterly meeting.
  - b) Another Neighborhood Civility Issue- Shared a racial incident that occurred with a neighbor.
  - c) Systemic Racism- Live on the Alameda- strongly urge adopting a racial equity lens. Want the Board to think about impacts of neighborhood policies. Believe slate roofs cause hardship for some. Want the Board to think about vestiges of legacy policies.
  - d) Home Values/ Covenant- Slate roofs cause hardship for some. Want Board to start focusing on color of roof to have a shared appearance as opposed to the product. Think the guidelines need to be brought up to date because it can be exclusionary.
  - e) HOA awareness- This is not always shared openly when you buy a house. Feels there is a lot to know and some may be unaware. Thinks it is unfair that ballots go out to only dues paying members. Richard noted: GNCA executive secretary sends out Welcome Packets to all new home buyers.
  - f) Covenant- communication is key because people need to know before buying. Are documents static or can the documents be updated. Richard: Amendments involve a neighbor petitioning and presenting a comparable material. The amendment is reviewed and voted on at a quarterly meeting to get the covenant amended.
  - g) Past Real Estate agent- had architectural guidelines at Open House. Think about reaching out to the Board of Realtors.
  - h) Bought a house because of affordability and proximity to family. Disadvantages to living on The Alameda. Can't see roofs. Don't think there is a benefit to purchasing slate in this location. Seller (flipper) denied there was a covenant. In these uncertain times, this person believes this is not a priority.
  - i) GNCA- a group of neighborhoods that ONA is part of. GNCA is sharing the Architectural Guidelines with new home buyers. Changes are possible, but not easy.
  - j) Incoming VP- look forward to serving on the Board and learning about the Covenant/ home selling process and how he can help.
  - k) 23 year resident- The Alameda- these issues are the fault of the neighborhood when the Board allows someone to make a change to their house that does not follow the

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guidelines and then others follow suit and the guidelines become difficult to enforce. Why isn't there more community participation? If dues are voluntary, neighbors should be able to vote.

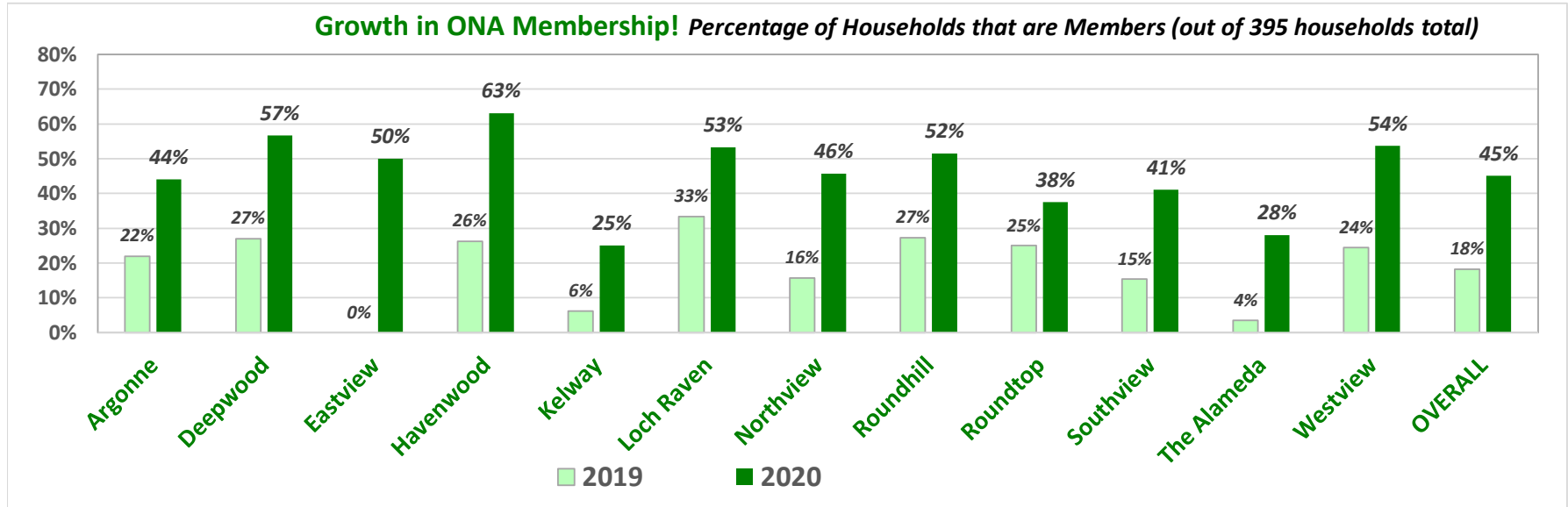
**Session 3: Board Transition (8:30-9:00p)**

1. Incoming and outgoing members of the Board will meet in separate Zoom Breakout rooms. The purpose of these meetings will be to share login credentials, current/recent projects, upcoming plan

**Adjourn: 8:33PM**

# RECAP OF ONA's 2019-2020 FINANCIAL SITUATION

## A. MEMBERSHIP DUES RECEIVED



## B. REVENUES AND EXPENSES FOR THE YEAR SO FAR (1 October 2019 - 9 September 2020)

| CATEGORY          | REVENUES          |   | EXPENSES          |  |
|-------------------|-------------------|---|-------------------|--|
|                   | Amount            | Description                                   | Amount            | Description  |
| Current Year Dues | \$6,996.05        | Dues received (178 households less some fees) |                   |  |
| Administration    | \$566.28          | Bank interest earned; 2021 pre-paid dues (11) | \$378.11          | Bank charges; PO box; election survey costs  |
| Communications    | \$0.00            |   | \$810.40          | Winter newsletter printing; Website maintenance  |
| Covenant          | \$0.00            |   | \$854.70          | Registered letters; legal counsel  |
| Maintenance       | \$0.00            |   | \$850.00          | Lawncare contract for common areas maintenance   |
| Safety            | \$0.00            |   | \$0.00            |  |
| Social            | \$200.00          | Oktoberfest 2019 receipts                     | \$1,479.28        | Oktoberfest, Holiday Party 2019; Ice Cream Social, Grad Parade, Block Party permits 2020 |
| <b>TOTAL</b>      | <b>\$7,762.33</b> |   | <b>\$4,372.49</b> |  |

## C. MONEY IN THE BANK

ONA Bank Balance: From \$17,024.83 on 30 September 2019 To \$20,414.57 on 9 September 2020 : + \$3,389.84 net change