

# Winston Downs Community Association

## Board of Directors Meeting

Meeting Minutes – January 18, 2022  
Meeting held via Zoom

**Board Members in Attendance:** Jane Lorimer, Brandon Harrelson, Marsha Badanes, Joanna Milewski, Tim Rooney, Margot Gilbert Frank

**Approval of Minutes;** Motion made by Marsha and seconded by Joanna to approve December 15, 2021 minutes. Vote to approve was unanimous.

### **President's report- Jane**

- 440 S Monaco has approval for change of use to religious assembly. They are upgrading to meet certificate of occupancy requirements.
- 660 S Monaco went to auction and was not purchased so it reverted back to the bank. It is likely the bank will sell to a developer.
- 333 S Oneida Way permit to change use is still in process. They will also be required to meet certificate of occupancy requirements if granted
- 6750 E Exposition – Owners are advertising the home for short term rentals (i.e. Airbnb) which is a permitted use. If there is a separate locked entry to the addition, then it violates ADU zoning requirements because 1) ADUs are not permitted in Winston Downs and 2) Owners did not file for rezoning
- Newsletter went out this week. We paid to have it stuffed and delivered this time due to Covid

**Treasury report- Joanna:** The WDCA account balances as of December 31, 2021 were:

- Savings: \$7,009.00, Checking: \$2,893.84 for total of \$9902.84
- Big expenses were newsletter printing and delivery at about \$550

**Budget:** The Board considered the proposed budget (see attached). A motion was made by Marsha to approve the budget with added funding for welcome bags. It was seconded by Brandon and the budget was approved unanimously. Discussion on need to sell advertising to offset the cost of printing and delivering newsletter.

**Planning and Zoning:** Residents in attendance expressed ongoing concern about the traffic, pedestrian safety and other various issues related to the change of use of the property at 333 S Oneida Way from single-family residential to religious assembly. Residents with neighboring fence damage made by 333 reported they have yet to file claims for reimbursement for repairs and were urged to do so.

The Board proposed to organize a committee to outline what the content of a good neighbor agreement or memorandum of understanding between WDCA and major change of use properties in Winston Downs might be. (Note: GNA was offered by the group requesting change of use at Nov 16 presentation.)

A motion was made by Margot to approve an ad hoc committee for this purpose. The motion was seconded by Joanna and approved unanimously. A number of residents volunteered to participate in the ad hoc committee including Jackie Robb, Susan Greene, Katy Trinkley and Margot Gilbert Frank. Marsha Badanes will head up the committee.

**2022 PROPOSED WDCA BUDGET Rev 2 Jan 19**

<b>EXPENSES</b>	<b>2021 Actual</b>	<b>2022 Proposed</b>	<b>2022 Actual</b>	<b>NOTES</b>
Annual Meeting	\$ 389.38	\$ 400.00		Refreshments, supplies
Garage Sale	\$ -	\$ 100.00		Banner, ads if needed
Neighborhood Cleanup	\$ 600.00	\$ 650.00		2 x year primary street entrances
Newsletter delivery	\$ 510.10	\$ 840.00		\$280 x 3
Newsletter printing	\$ 468.27	\$ 1,140.00		\$380 x 3
Social events	\$ 468.79	\$ 500.00		If hold other than "out front" events
Special printing		\$ 100.00		Door hangers
Supplies	\$ 48.73	\$ 75.00		Bags for newsletters, etc.
Venue cost	\$ 240.00	\$ 250.00		Donations to facility
Website	\$ 237.97	\$ 240.00		Annual fee
Website support	\$329.00	\$ 350.00		Support to keep it current
Zoom	\$ 195.60	\$ 196.00		Annual fee
P.O. Box (Annual in Nov)	\$ 322.00	\$ 325.00		Annual fee
Other	\$ 136.33	\$ 150.00		Misc & Welcome bags
<b>TOTAL</b>	<b>\$ 3,946.17</b>	<b>\$ 5,316.00</b>		

<b>INCOME</b>	<b>2021 Actual</b>	<b>2022 Proposed</b>	<b>2022 Actual</b>	<b>NOTES</b>
Membership	\$ 2,775.00	\$ 3,700.00		\$20 x 185 members
Added donations	\$ 1,510.00	\$ 1,000.00		Est \$5 x 185 members
Advertising	\$ 700.00	\$ 1,200.00		Goal to sell equal or > \$ printing
Other				
<b>TOTAL</b>	<b>\$ 4,985.00</b>	<b>\$ 5,900.00</b>		

Note: In 2021, some members joined twice and that beefed up added donations

Minutes Submitted by Tim Rooney, Secretary