

# Walnut Hills Civic Association

13 October 2011, Metrum Credit Union

## MINUTES

- I. Call to order: Chair Hillman called the meeting to order at 7:04 pm.
- II. Attendance (Five members constitute a quorum.)

Ex	Engler (1)	—	Bethlenfalvay (8)
<u>X</u>	Suhaka (2)	<u>X</u>	Flannery (9)
<u>X</u>	Meis (3)	—	Vacant (10)
<u>X</u>	Zahner (4)	Ex	Gania (11)
<u>X</u>	Senn (5)	<u>X</u>	Hillman (12)
<u>X</u>	Jose (6)	—	Tippets (13)
	Vacant (7)	<u>X</u>	Gregg (14)
<u>X</u>	GID: Maggie Haskett	<u>X</u>	Lutton (15)
—	Ferrarello	—	Guests: Alison Murray, Wayne Reed (City), Mike Connor (City)
- III. Wayne Reed - City of Centennial Hip Program
  - Program started in July
  - Why? City's Our Voice, Our Vision document, written by citizens recognized the City's strong neighborhoods, our large population that spends money in the city and the need to stay ahead of trends
  - Centennial has an aging housing stock, by 2020 over 70% of homes in Dist. 3 will be over 40 years in age
  - Realtors had one basic negative comment about the homes, they are out-dated, but we have quality schools and plenty of shopping opportunities.
  - The city wants to partner w/homeowners to update their homes with assistance, education, and incentives. This is the Home Improvement Program.
    - The assistance & education: before a homeowner gets his permits, a Building Dept. person will meet with him to let him know if there is any bldg code issue and will bring a packet of material on the HIP. Permits are needed for all life safety improvements: plumbing, electrical, HVAC, roofing, etc.
    - Incentive: If he joins the program, he'll get 20% of permit fees back (minimum materials value of \$15,000).
      - To join the program, there's a form to complete, a survey & before and after pictures.
      - There will be a searchable database of pictures showing what folks have done
      - A permit is pulled before the materials are bought, the homeowners or contractor shows the permit to the store where materials are being bought & he won't pay sales tax.
- IV. GID
  - A. Discussion of Centennial GID ordinances & policies, Mike Connor
    - Two ordinances are coming up in Centennial
      - One refers to Council policy & GID supplemental budget appropriations
      - One refers gives the City Manager power to sign GID contracts (changing the previous allowed \$30,000 limit to \$150,000 or funds appropriated, whichever is less) to reduce bureaucracy and delay. This was on the City Council's 3 Oct. Study Session agenda.
      - The policy issues have not come before the City Council yet. One policy being discussed is to charge a \$2,500 administrative fee of the GIDs, to offset some

of the City expenses in administering them. The fee would pay for financial reports, audits, preparation of required budgets, Mike Connor's services, etc. The other policies to charge for administering contracts for work done for GIDs, e.g., 10% of total cost of contracts over \$50,000. (Our fence replacement was a \$155,000 project.)

▪ Board discussion

- Gregg stated it's much easier to change a Council policy than an ordinance, GIDs should have 14-30 days notice of a change coming before Council, talk about who would be notified & how that notification would happen.
- Jose asked what is the WHCA's protection on negotiations for contract management fees? Suhaka stated that we could require that the GID Representative must bring it to the Board.
- Connor stated that once a project is identified, a project budget is set up
- Haskett asked what would happen if a project cost more than the amount appropriated, could we still do it? Connor: No, until the project went through a further appropriation process.

- There was consensus of the Board to approve the \$2,500 administrative fee.

B. Approval of bills, M. Haskett

- Haskett submitted the following bills.

- Gary Jaeger, \$400 for Sept. & Oct.
- Haskett, \$500 for Oct.
- Emerald Isle, \$712.86
- A motion was made, seconded, and passed unanimously to approve \$1612.86 in GID bills. (Senn/Jose)
- Haskett reported that Saddle Rock Sprinklers turned off our system blew it out & removed the blowback valve for \$75. A motion was made, seconded, and passed unanimously to approve paying this bill. (Jose/Meis)

C. Other

- Haskett reported that our contractor for shoveling the Arapahoe Rd. sidewalk is no longer doing that work & we'll need to find another contractor. Haskett will write an ad for the *Walnut Hills Newsletter*.
- Discussion on perimeter improvements for 2012 was moved to the Nov. Bd. meeting.

V. Approval of Minutes, Suhaka

- A motion was made, seconded, and passed unanimously to approve the minutes of the 8 Sept. meeting. (Gregg/Meis)

VI. Treasurer's Report, Engler was not present. Hillman had the report.

- Hillman distributed a paper report.
- Suhaka submitted a bill for \$110 from the Post Office for our annual box renewal.
- A motion was made, seconded, and passed unanimously to approve payment to the Post Office of \$110. (Meis/Gregg)

VII. Committee Reports

A. Website Update, Lutton

- Lutton distributed a report. The website got a lot of hits when it first went live in July, but has since leveled off.
- Lutton will send any emails waiting to those who request this service. Contact him.

B. Membership Report, Suhaka: With Murray's membership the WHCA has 550 members.

- C. WHCA code enforcement report. Report any code complaints to Suhaka & she'll report them to the City. (none)
- D. Report from the Chair, Hillman
  - Hillman mentioned that a Planning & Zoning Commission hearing is coming up on 10/26, 7 pm, for rezoning the property at Alton Ct. & Dry Creek Rd.
  - There was a severe problem during the last (maybe others?) Fiddler's Green concert with parking in the neighborhood. She should ask the Sheriff about patrolling when there's a concert.

VIII. Old Business

A. Dumpster Day, Senn.

- Everything's good to go.
- Hillman is checking about discounts for trash service in the neighborhood.

IX. New Business

A. Other

- Immediately after the discussion with Connor about the GIDs, Hillman introduced Alison Murray to the Board and indicated that Murray would like to join the Board. A motion was made, seconded, and passed unanimously to appoint Murray to represent Neighborhood 12. (Senn/Flannery) Hillman will move over to Neighborhood 10.
- Jose asked about the fact that we were supposed to discuss the WHCA's mission statement & vision this month. Hillman will put it on Nov.'s agenda.

X. Adjourn: Hillman closed the meeting at 9:20 pm.

Minutes respectfully submitted by Andrea Suhaka.