

Willo Board Meeting
June 9th, 2015

Board members present: Paul, Patrice, Charlene, Gene, Theresa, Marilyn, Don, Phil, Rebecca, Anthony, Jon

Marilyn called the meeting to order and introduced several guests in the audience.

The May minutes were presented. Don motioned to approve the minutes; this was seconded and approved by the board.

There was no financial report presented, as Linda was not present. However, Andrea Katsenes discussed her desire for clarification on Marilyn's desire to have less ads in Inside Willo. Marilyn stated that this is not her desire. Also Andrea discussed a rumor of possibly outsourcing Inside Willo. Theresa stated that there has never been a board discussion on this.

Action Item: Board vacancy. Marilyn presented her nomination of Opal for the board vacancy. Jon motioned to approve this; this was seconded and then approved by the board.

Action Item: Denton's Bill. There was significant discussion regarding the Denton's bill. Phil stated that he is still waiting to hear back from Dentons on the board's proposal of paying \$10,000 after a release of liability for any other costs is obtained. Representatives from the other three "four corners" neighborhoods spoke to state their dissatisfaction with Willo's current lack of payment and with our failure to move towards a resolution of this issue. A letter was presented from Sherry Rampy (President of Roosevelt Action Association) also stating her displeasure with Willo's lack of payment towards the bill. There was discussion of a fair division of the bill amongst the neighborhoods and the importance of getting the release from Dentons prior to paying this bill. The representatives of the other neighborhoods stated that the current total has been capped at \$140,000, however all of this has not been invoiced at this point. Marilyn stated that she had not authorized work past \$100,000, however one of the representatives disagreed with her. They recommended that Willo be responsible for 25% of this entire bill and that they would recommend to Dentons that Willo receive the release Phil has requested. Phil stated that they did not have the authority to give Willo the release and that that would have to come from Dentons. There was much discussion from the board and the neighborhood regarding this. Anthony made a motion to authorize Willo to pay 25% of the current bill subject to a release from Dentons from joint and several liability. Any further expenses will be need to re-negotiated with a new agreement. Phil stated that he disagreed with this motion as he felt the release from Dentons needs to be obtained first. After discussion, Anthony revised his motion to specifically authorize Willo to pay 25% of the current invoice amount net the credit by Dentons and adding the value already paid through individual contributions after the release is obtained from Dentons. This motion was seconded. Marilyn called for

a vote. There were six yes votes and four no votes. Don called a division of the house so a vote by hand was called for. There were five yes votes and five no votes. Marilyn then stated that Dentons will need to come back to Willo with a counter offer to include the requested release. Phil will attempt to contact them again. Rebecca requested better communication regarding this matter in the future.

Action Item: Future of 102 W Cypress. Paul reviewed the current status of the property at 102 Cypress including the request for demolition due to economic hardship. There is an architect involved who believes the property can be rehabilitated. Despite this the City has approved the demolition. Marilyn has appealed this. Paul discussed that even if this appeal is successful, the current ordinance will allow the owner to demolish the house in one years time without having to get further approval. Paul reviewed the claim of economic hardship as well as all the approvals the Historic Preservation staff had made on the previous modifications to the property. Paul discussed the precedent that this demolition would set for our neighborhood as well as the importance of maintaining the historic character of our neighborhood. There was some discussion from the neighborhood regarding this property and then Linda Lind (the previous homeowner) discussed the damage the property had suffered as well as her unsuccessful struggle with the insurance company to get the property restored. Paul pointed out that three quotes were obtained and the difference in cost between rehabilitating the property and demolishing and doing a new build was between \$30,000 and \$60,000. Paul made a motion for the board to officially oppose the demolition of this property. Anthony stated that he was formally opposed to this motion. He felt that if the property owner goes through the appropriate process and gets the appropriate approvals he should be allowed to demolish the property, however on a personal level he would like to see the house restored. The motion was seconded and was approved with seven yes votes and three no votes.

Theresa discussed the bylaws voting. There were 82 opted in members at the time of the vote. Of those 30 voted and the bylaws were approved unanimously with 30 yes votes.

Action Item: Request for letter to oppose the APS substation. Anthony stated that there is still no official response from the city on the process APS would have to go through to get the zoning modification they would require to use this property for a substation. Anthony is recommending an advancement of the revised petitions that will more clearly the homeowners feeling of opposition, approval or neutral on the APS substation. He will use these results when he makes an exhibit to present to APS and the City. There was discussion on the necessity of the letter to formally oppose the substation. It was decided that at this point a letter is not necessary. There is a meeting being arranged with our councilwoman to further discuss this issue. We will wait for further information from that meeting and from the City prior to deciding the next step. Glenn stated that he had heard that APS has an offer on a property at Central and Thomas.

Gene stated that his notary republic would be expiring soon and that he will need to renew it. It was decided that the board can vote on reimbursing him for this at a future meeting.

Committee reports

Block Watch: Jon stated that they received a \$900 grant from the police department for tables and chairs.

Street Safety Committee: Jon presented the current recommendations of the committee. This will be further discussed and possibly voted on at our next meeting.

Zoning: Paul stated that the Duncan Donuts was approved for the corner of Thomas and 7th Ave.

Inside Willo: Rebecca stated that she would like to reiterate that if changes are going to be happening with the management of Inside Willo she would like to be informed of this as soon as possible due to the time it takes to plan future issues. Theresa reiterated that no changes have been discussed by the board.

Kids Club: Theresa presented that the Kids Club has started to plan activities for summer and fall. Please watch our website for further details.

Social Committee: No update.

FAA: Marilyn read an update from Opal (who was not present) regarding the current status of the FAA lawsuit. Glenn will make a memo to discuss his concern regarding the percentage of Willo affected by the flight paths vs the expense of the lawsuit. He will present this at the next meeting.

New Business: Residents at 1st Ave and Windsor are requesting a safety mirror at the corner. They will discuss this with the street safety committee.

Old Business: none

Paul motioned to adjourn; this was seconded and approved by the board.