

Willo Neighborhood Association Monthly Meeting Minutes
September 14, 2023, 6:30 p.m.
BMO Harris Building, 1850 N. Central Ave., Sedona Room, Phoenix, AZ 85004

The meeting was called to order at 6:32 p.m. by Brad Brauer, President.

Board members present in person: Brad Brauer, President; Aaron Searles, Vice President; Linda Doescher, Treasurer; Wylie Carhartt; Dan Childers; Eric Gilmore; Sandra Lefcovich; Jonathan Roberts; Jeremy Schachter; Patrice Wappel

Board members present via Zoom: Nicole Armstrong, Secretary

Board members absent: Lara Sands

Other attendees: George Ernst; Venancio Berrocoso; Keith Aldridge; Dax Wittman; Gene Nance; and Crawford Breedlove; via Zoom: Scott Ferreira; Bobbi Ryals; Bob Cannon; Danielle Foushee; Jim Gabler; Steve Dreiseszun; Marissa [no last name]

Guests: Community Action Officer Ben Harris

Approval of Minutes: Minutes from the previous regular meeting in June as well as a special meeting in July were presented. Childers made a motion to accept the minutes as written, seconded by Doescher. Motion passed.

Treasurer's Report: Taxes for the Association were submitted at the State and Federal level. The annual budget is revised now that we have been awarded the Block Watch grant. Total assets as of August 31 are \$150,983.01. Doescher made a motion to accept the Treasurer's Report as presented, seconded by Wappel. Motion passed. Doescher also reported that there are no changes at this time with regard to potentially investing the Edward Jones CD funds in a higher-interest place.

Committee Reports:

3rd and 5th Avenues/Traffic and Safety: Committee Chair Bob Cannon reported that improvements are in progress with multiple crews working together. Unfortunately, some neighbors recently lost Cox service for several hours after a cable was accidentally cut by workers. Should a reportable incident such as this happen in the future, Cannon recommended it be reported using the hotline.

Home Tour: Committee Co-Chair Crawford Breedlove reported that he and Courtney Sutherland are chairing this committee for the Willo Home Tour 2024. They are working on sub-committee assignments for this year, along with home procurement and other preparations. Meetings are underway.

Block Watch: Community Action Officer Ben Harris reported that there was one recent residential burglary in a casita under construction in the neighborhood. There was also one stolen car in Willo, which was later recovered. Calls regarding suspicious people in cars in the neighborhood are up to about 2 per month. Police have made lots of traffic stops on 7th Avenue recently.

Communications Strategy: Committee Members Schachter and Searles discussed the status of potential text updates for the neighborhood on an opt-in basis. Research is still in progress as far as how this might work. One resident in attendance suggested a traditional bulletin board as a way of enhancing communication in the neighborhood.

Inside Willo: Committee Chair Lefcovich reported that *Inside Willo* is now printed by a new company, with improved timelines and lower cost than the previous printing company.

Klean Streets/Yard Sale: Committee Chair Wappel reported that an ad will appear in the *Arizona Republic* for the neighborhood yard sale on October 14, from 7:00 a.m. – 1:00 p.m.

Social: Committee Chair Jon Roberts reported that happy hours resume on the second Friday of each month starting tomorrow. They will be themed as determined by the hosts each month. Hosts are needed for January – May, preferably not board members, and preferably in the north half of the neighborhood. Roberts and Sands are hoping to start a gardening club for neighbors and perhaps propose garden spaces to include on the home tour.

Social Media: Committee Chair Schachter reported that the moderators continue to monitor Facebook and weed out fake profiles on the neighborhood pages. Food trucks may not be setting up weekly at Walton Park due to disinterest after the summer hiatus.

Board Position Update: Brauer reported that board member Charlene Gum resigned, having moved out of the neighborhood. Brauer nominated Jim Smith from Granada Road to fill the vacant position. Searles seconded. Motion passed.

Zoning Updates: Brauer reported a recent change allowing new Accessory Dwelling Units (ADUs), also known as guest houses/casitas, in Phoenix, but they cannot be used as short-term rentals; e.g., AirBnB, because rentals of 30 days or less are prohibited. More information will be forthcoming from the City.

Financial Audit: Doescher reported that the committee established to review the Association's financials met in June. One CPA offered estimated costs for an audit at \$31,500; a review at \$16,170; or a compilation at \$11,970. The committee agreed that the cost is unreasonable. Another CPA recommended that the Association create agreed-upon procedures for financial protocol, but a review of that material would still cost over \$5000.

The committee recommends that it become a Policies and Procedures Committee to build policy, but that the Association not hire professionals to review at this time.

Doescher made a motion that the Association not move forward with any type of formal CPA review of the Willo Financials due to the cost being prohibitive for an association our size. Further, change the direction of the committee to develop Willo policies and procedures, beginning with financial policies covering cash, receipts, receivables, reconciliations, disbursements and eventually covering board meetings, home tour, committees, *Inside Willo*, etc. to build a base for Willo's future. Childers seconded, motion passed. Discussion clarified that policies created by this committee will not be bylaws, but supplementary rules, procedures, etc.

Meeting Location: Brauer reported that the owners of Oven + Vine offered to host the monthly Willo Neighborhood Association meetings. A flat screen and microphones need to be purchased, but this cost will be less than renting space at the BMO building. The October meeting will be held at BMO to fulfill our contract. An advantage of moving to the new location is that there will be no cost to use the space at Oven + Vine. This would also allow the neighborhood to support a local neighborhood business. The restaurant's dining room will be closed to the public during the meetings. The board will vote at the October meeting on whether to change our meeting location to Oven + Vine, 14 W. Vernon Ave. for future meetings.

Old Business: Discussion of potential speed hump installation on Coronado: A resident contacted the board asking for funding for a speed bump in the 500 block. They wanted to attend and ask for funding tonight, but did not meet the deadline for funding voting requirements.

New Business: none

The meeting was adjourned at 8:04 p.m. following Childers' motion to adjourn, seconded by Carhartt, and the motion passed.

The next meeting of the Association will be October 12, 2023 at 6:30 p.m. at the BMO Harris Building, 1850 N. Central Ave., Sedona Room, Phoenix, AZ 85004.

Nicole Armstrong, Secretary