



## BWNA GENERAL MEETING MINUTES

June 12, 2023, 7 p.m.  
Beaumont Middle School Library

**Prepared by:** Patti Koehler

**Adopted on:** July 10, 2023

**Board Officers:** Patty Nelson, President; Al Ellis, Vice President; Patti Koehler, Secretary; Karla Lenox, Treasurer. **At-Large Board Members:** Sam Balto, Aaron Breakstone, Angela Frome, Gary Hancock, Jonathan Hays, Rob Lee, Amy O'Brien, Colin O'Neill, John Sandie, Susan Trabucco.

**Welcome & Introductions:** Patty Nelson, BWNA President

### Attendees:

**Board Members:** All Board Members present. Introduction and welcome to new board members Rob Lee, Amy O'Brien and Jonathan Hays.

**Others:** Jim Kavlock, Tim Root and Ellen Zuckerman

### Meeting and Association Governance

**Adoption of Meeting Agenda:** Karla moved and Susan seconded motion to approve Meeting Agenda. Approved unanimously.

**Approval of Previous Meeting Minutes:** John moved, Karla seconded motion to approve Meeting Minutes. Approved unanimously.

**Treasurers Report:** As of April 30, 2023

Cash in checking account:	\$ 21,198.24
Cash in Venmo account:	\$ 464.24
Accounts receivable:	\$ 644.00
Newsletter Revenue from current issue:	\$ 966.75

Additional discussion: Karla reported there is an outstanding bill for Pamplin Printing for \$1523 (which includes a \$75 credit). She has been doing billing on an Accrual basis but will switch back to Cash Based Accounting as more people are familiar with this form of accounting. This will make it easier for the next Treasurer when Karla steps down. Patty noted there are two primary revenue sources for the association, the Newsletter and CNN. Tim informed new members that CNN is Central Northeast Neighbors, an umbrella organization that oversees nine neighborhood associations in our area and is a funding body that directs money from the city to us. Karla noted CNN gives us approximately \$2000.00 annually in September.

### Meeting Discussion

**Budget:** Karla and Patty presented our first ever budget. They used past info as best guess and added in money for upcoming events. Karla reported it is a plan, it is not carved in stone. CNN said it was not necessary to make a motion to change the budget but rather it could be amended verbally. National night out is currently in the budget though we will likely not do it this year. Will

make a motion to accept the budget at a General Meeting. CNN recommends keeping in six months reserve of normal operating expenses. We have a substantial fund balance and have ability to change this plan. A discussion followed regarding the ability to spend additional funds now that the budget has shown that we have the ability to additionally draw down our account. Patty pointed out that neighborhood cleanup and community events were discussed in our last retreat and that she would like us to have another retreat to set goals for how we want to spend our money.

**Graffiti:** Patty acknowledged the initiative Angie took in reaching out to the city to get graffiti kits. Angie reported she got 25 kits and has given away 24 to neighborhood business and local individuals. She described the contents of the kit and made recommendations for cleaning including adding in a plastic scrubby and paper towels as the towels get dirty very quickly. Business that are not a chain can contact the city and they will come and do cleanup for them although she did not know turn around time. Angie has been doing clean up every other day and she has noticed a little less graffiti than there had been. A discussion followed about how people could get involved, what has happened in our neighborhood and what is happening throughout the city. We hope in June to do a few clean up events in the neighborhood, possible breaking up into three groups.

**Parking Compliance:** Patty reported she went to a CNN meeting and learned that the City has proposed eliminating all parking requirements city wide. This is supposed to go to the City Council in June. Susan stated that this is a state mandate. Patty feels that our parking requirements currently are in compliance. Tim stated that after reading the proposal he feels that currently the whole city is in compliance though he did not look at the code changes. A discussion followed about how much the proposal actually would affect us as it is very unclear in the proposal. Patty will get in touch with the city planner to summarize the change as it affects the current status.

**Communication regarding Tacovore:** Several people reached out to Patty regarding chatter on social media. Discussion of our role as a Board Member and our voice as individuals. Patty was concerned that the social media chatter implied that the neighborhood association and neighbors demanded that they remove all of their parking. The board tried to find a middle ground. Sam started a petition online to eliminate all parking. Sam was under the impression that Tacovore is an independent business and us as a neighborhood association we cannot tell a business that they cannot maximize their ability, under code, to use the space as they want. Patty reviewed the agreement that Tacovore had agreed to remove the uncovered seating in the parking lot and take down the fence next to the seating to allow one way for one way entrance and exit route. Al stated that a Good Neighbor agreement can always be modified. It's not the Neighborhood association dictating to the business. Colin reported that the change in parking was already part of Jonathan's plan. Sam pointed out that that space was a valuable space for the community. He wants Jonathan to be in code but he should be able to be able to maximize his business. Patty and Aaron proposed that we discuss bylaws at a future time to discuss a code of conduct. Tim pointed out that we don't have to speak as a monolithic body. We do sign a code of conduct regarding any conflict of interest. Colin's discussed impacts to his and his neighbors quality of life in what had been a previously zoned residential area and that misinformation in social media could have negative effects. Jonathan stated that he had worked with the PTA in the past and dealt with social media issues. As we have no presence on social media no one can counteract misinformation. He recommended establishing an official presence on social media, particularly on Nextdoor Neighbor. Jonathan stated he would be willing to be that person. Patty is talking with someone this coming week who has interest in doing our digital communication. She would like to get that resolved before exploring Jonathan undertaking a social media presence.

**Old Business:** Karla reports that Movie in the Park will happen Thursday 8/10. The city commits to bringing in a sweet vendor and is also in touch with the food vendor which Angie recommended. The city will set up and will have a mic which they will make available for Patty to talk. We can have up to 5 tables to provide information (which we would need to provide) which will be shared with

the Alameda Neighborhood Association (and any nonprofit that someone feels strongly about). There can be no exchange of money, just exchange of information. Any pre-movie activities would be our responsibility. Karla will not be at the event so anyone willing to undertake responsibility or activities should speak up (no one volunteered to do so at this time). The movie starts at dark. Fremont Art. Tim reported that the art is all set to go. The city approved the images which were presented. Dennis has not yet gotten his image approved though he knows the deadlines to do so. The painting will occur July 7th and 8th. A few people have responded to the newsletter appeal for volunteers. Allison from CNN has said that they will cover insurance for this event. Garden and Art Show: No verification at this time from Allison/CNN about insurance coverage. If insurance is available the event will occur 7/29 from 1-4. Additional details to follow once insurance is verified.

## **Committee Updates**

**Central Northeast Neighbors:** N/A

**Crime Prevention & Safety:** N/A

**Friends of Wilshire Park:** N/A

**Land Use:** Patty reported there are proposed changes to land use density that are state driven. There is a cottage development proposed for Mason and 46th. Tim Root from the neighborhood being affected was present to make the board aware of it as the neighborhood is concerned that the developers are taking advantage of people to cram in as many houses as they can. Hard to figure out who the developers are. The whole West side of town is exempt from it. Tim feels that we need to get in front of this, their neighborhood feels helpless. Does not know if there is anything that can be done. Al volunteered to work with Tim. He suggested they put together a resolution and present it to the board.

**New Neighbor Welcoming Project:** N/A

**Newsletter:** N/A

**Transportation:** John reported he is stepping down as chair. Colin expressed interest in being transportation chair and was unanimously elected to fill that position

**Next Board Meeting:** General Meeting, June 12, 2023,  
via Zoom at Beaumont Middle School Library (?)