

## **HWTA Board Meeting Minutes, 3/11/2026**

**In attendance:** Adrienne Scholz, Natalie Davis, Alex Levin, Kelly Gleason, Migena Dilolli, David Stone, Nate Anderson, and Anne Riley

**Recap:** The HOA board meeting focused on updates from various committees, with landscape being the primary topic discussed. Anne reported that tree trimming was completed throughout the neighborhood by Ryan Tree, with three trees removed and replacement flowering trees planned for installation in the next few weeks. The board discussed concerns about snow removal service coverage and sidewalk clearing by residents, particularly for accessibility needs. David provided a treasurer's report showing approximately \$200,000 in total funds, with 14 residents having unpaid dues as of March 1<sup>st</sup>, and a plan to follow up with these residents. Migena updated the board on the 700 South Charles property architectural application. President Alex Levin announcing plans to develop a formal procedure for addressing property violations and deficiencies in the community.

### **Summary**

#### **HOA Landscape**

Anne provided an update on the landscape initiatives, noting that trees were trimmed throughout the neighborhood, and three trees were removed, with plans to replace them with flowering trees. Plans for Charles Street Garden, tree planting and watering arrangements are in progress. Anne noted that the landscape company Rupert was performing well, especially during the current season when their contract requires less frequent visits.

#### **Snow Removal Services Discussion**

Bill from ACOR for snow removal services were discussed. There was a plan to review the map provided to snow removal companies to ensure accuracy, particularly for the alley behind the 500 block on the west side. A plan to better engage the community in helping with sidewalk snow removal was discussed.

#### **Window Replacement and Egress Discussion**

The committee discussed a homeowner's request for window replacements involving egress installations in the basement, which would impact the garden and require access to city-owned property. Migena explained that pre-approval was not possible due to

code requirements for accessible public sidewalk access and the homeowner's lack of permission for the proposed path. The current plan is for the homeowner to first submit for city permitting, which the board is in agreement with.

### **Board Facilities and Financial Updates**

The board discussed facilities updates, including parking lot resurfacing which Nate estimated at \$40-50k and recommended planning for 2027. They addressed unpaid HOA fees from 14 residents, and plan to work with Diana, the bookkeeper, to ensure correct email addresses are assigned in QuickBooks for proper billing. They also discussed creating a procedure for addressing property deficiencies and violations, with Alex planning to develop a notification process. The next board meeting was scheduled for May 13th at 7:15 PM.