

Weybridge Neighborhood ACA
Meeting Minutes
Thursday, April 14, 2022, Meeting
Via
Topic: WBACA / ZOOM MEETING

Board Present: Del Mineard, Barb Swen, Brad Wuotila and Ryne Hodgson

Management: Torri Austad

1. Approvals & Complaints

a. Visual Nuisance(s)

i. 3201 Bookham

1. The owner at 3201 Bookham does not have their garbage cans up by the house and there is a bobcat bucket along the driveway.

a. The City of Sun Prairie issued a building inspection and received a response from the owner that the bucket will be moved to a storage facility.

ii. 3136 Bookham

1. The owner at 3136 Bookham has bathroom debris on the side of their house.

a. Actions taken:

i. A complaint was sent to the City of Sun Prairie regarding the “junk” on the side of their house.

ii. A letter was sent to the homeowner to clean up the junk immediately upon receiving the letter from the Carryl Company.

1. The City of Sun Prairie sent a letter to the homeowner notifying them that they were in violation of Ordinance 8.44.050 – Public nuisances affecting peace and safety, Section S. Visual Nuisance.

iii. 3201 Bookham

1. The owner at 3201 Bookham sent an email to the Carryl Company asking for information on a fence installation.

a. Email was sent to the owners with the “Fence Submittal Form”.

2. Old Business

a. Adoption of a Rule Enforcement Policy

i. A memorandum from Attorney Carol Grob regarding Adoption Rules in Addition to the Declaration and Enforcing Provisions of the Declaration.

1. Weybridge Neighborhood Architectural Control Authority (WNACA) is not incorporated and can only operate on the current Declaration and Wisconsin Statutes Chapter 184.

2. Enforcement provisions are in Article V(H), which states: “The ACA may bring suit to enforce any provision of these conditions, restrictions and easements and shall be entitled to recover reasonable and necessary attorneys’ fees in any successful suit.”

a. The ACA is not able to adopt rules without amending the Declaration; however, the ACA will adopt a policy and procedure for the ACA for homeowners that are non-compliant with the Rules of the Declaration.

- b. Declaration amendment
 - i. The WNACA can amend the Declaration by having 50% of the Lots subject to the Declaration sign the written amendment, provided the 50% is calculated according to the assessed value of all Lots subject to the Declaration.
 - 1. The ACA does not wish to amend the Declaration at this time.

3. New Business

- a. Review end of year financials (2021)
 - i. Del Mineard approved the December 2021 financials; Ryne Hodgson seconded; motion approved.
- b. Lot 23
 - i. The homeowners have tarps on the roof since last fall
 - 1. Torri / the Carryl Company will send a letter to the homeowner to see when the roof will be fixed.
- c. Lot 110
 - i. The homeowners have tarps on the roof since last fall
 - 1. Torri / the Carryl Company will send a letter the homeowner to see when the roof will be fixed.

4. Adjournment

- a. Barb Swen made a motion to adjourn the meeting, Brad Wuotila seconded; motion approved.

Respectfully submitted by,

Torri Austad, Property Manager
Weybridge Neighborhood ACA