



IT TAKES A COMMUNITY TO CREATE COMMUNITY. JOIN US.

WPA General Monthly Meeting Minutes

Location: St. John's Lutheran Church - 155 North St. Jersey City, NJ 07307

Date: February 5, 2018

Time: 7:30pm- 9:00pm

Board of Trustees

Andrea Brachfeld – President

Nick Lawrence – Treasurer

Erin Kumpf – Secretary

Wendy Paul – Trustee

Jay McVey – Trustee

Federico Nealon - Trustee

Mory Thomas - Trustee

Jay McVey - Trustee

George Fujioka - Trustee

Meeting called by: WPA Board of Trustees

Facilitator: Andrea Brachfeld

Timekeeper: Jay McVey alternate Wendy Paul

Attendees: WPA Members, Supporters and Guests (See sign-in sheet)

Type of Meeting: General Monthly Meeting

Minute Taker: Erin Kumpf / Nick Caballero

Time	Item	Owner
7:30pm 5 Mins	Welcome <ul style="list-style-type: none"> • Call to order • Welcome visitors and general membership **Please sign in** • Reading of WPA mission statement and rules of conduct <i>Present Trustee to read</i> • Trustee Roll Call • Ratify Minutes - Minutes from WPA General Monthly Meeting on January 8, 2018 were uploaded to the WPA website. Are there any changes or omissions needing to be addressed? If "No" the minutes will be approved. 	Erin Kumpf
7:35pm 10 Mins	<ul style="list-style-type: none"> • Officer Reports • President Report - No Report • Treasurer Report Report for November 2016-November 2017 <ul style="list-style-type: none"> ○ Fundraising Expenses: \$990.98 ○ Donations from WPA: \$200.00 ○ Donations to WPA: \$19,115.49 ○ Event Expenses + Operational/Recurring Costs - \$14,529.57 <ul style="list-style-type: none"> ▪ Event Expenses: \$9,128.03 ▪ Operational/Recurring Expenses: \$5,401.54 ○ Interest - \$12.48 • Secretary Report No Report 	Andrea Brachfeld Nick Lawrence Erin Kumpf

Time	Item	Owner
7:45PM 15Mins	<p>WPA Elections Each Candidate will have up to 2 minutes to make a statement</p>	Nick Caballero
	<p>WPA Bylaws ARTICLE IV – BOARD OF TRUSTEES</p> <p>All powers of the WPA shall be exercised by or under the authority of the Board, and the activities, property and affairs of WPA shall be managed by or under the direction of the Board. The Board may exercise all such powers and may delegate any and all such powers as it sees fit, subject to restrictions imposed by the Certificate of Incorporation, these Bylaws, the New Jersey Nonprofit Corporation Act and Section 501(c)(3) of the Internal Revenue Code.</p>	
	<p>Eligibility</p> <p>Trustees shall be at least 18 years and residents of the County of Hudson, NJ. All trustees will be expected to enter into a statement of understanding with the WPA regarding their roles and responsibilities as trustees.</p>	Nick Caballero
	<p>Candidates for Officers</p> <p>Nick Caballero for Secretary completing the existing term of Secretary for Erin Kumpf expiring 11.5.2018 - Elected as Secretary as stated</p> <p>Nick Lawrence for re-election of the WPA Treasurer, term to expire 11.4.2019 Elected as Treasurer as stated</p>	
	<p>Candidates for WPA Board of Trustees</p> <p>Andrea Brachfeld - If voted in, term to expire November 4. 2019. Elected as Trustee as stated</p> <p>Tim Brown - If voted in, new term to expire November 4. 2019. Elected as Trustee as stated</p> <p>Nick Caballero - If voted in, new term to expire November 4. 2019. Elected as Trustee as stated</p> <p>Emily Kondes - If voted in, new term to expire November 4. 2019. Not in attendance N/A</p> <p>Yolanda Miranda - If voted in, new term to expire November 4. 2019. Elected as Trustee as stated</p> <p>Breanna Robles - If voted in, new term will expire November 4, 2019. Elected as Trustee as stated</p>	
8PM 2mins	<p>New WPA Board of Trustees introduced by the WPA President and special thanks to exiting Officers and Board members</p>	Andrea Brachfeld

Time	Item	Owner
8:02PM 10Mins	<p>Jersey City Heights Crime Statistics</p> <ul style="list-style-type: none"> JCPD Stats shared with the community in attendance Residents Response / Quality of Life - No One from RRC Present 	JCPD RRC
8:12PM 20Mins	<p>Jeffrey V. Lewis presenting 549 Palisades Avenue for your review. To briefly summarize, we are preserving the existing building and building a 17' deep addition in the backyard. We are not changing the exterior of the building for the first 30' from the property line, until the point where the roof deck begins. The new spiral stair to the new roof deck will be visible from across the street, but I feel that this adds to the building elevation. We will patch/repair/replace as needed to the front of the building, front fencing and landscaping.</p> <p>The building as proposed has 5 units, where our zoning would allow for 3. The unit count is as follows:</p> <p>1 BR / 1 BTH 536 SF 2 BR / 1 BTH 700 SF 2 BR / 2 BTH 755 SF 3 BR / 2 BTH 1010 SF 3 BR / 2 BTH 998 SF (also has 260 sf roof deck)</p> <p>Community input and exchange of ideas between neighbors directly next door to the proposed project and Jeffrey. All were engaged. No commitment was made but an effort to work together. WPA remained neutral.</p>	Andrea Brachfeld
8:32PM 8Mins	<p>WPA Green Acres Project - Picnic Area</p> <p>Final stage of the project is the signage, meetings with the county, MKW, Wendy Paul and Nick Caballero about History, Washington Park Map and the Learning Garden.</p> <p>Punch-list still unresolved.</p>	Nick Caballero, Wendy Paul
8:40PM 20mins	<p>Other Updates - To be discussed and voted on at the WPA Special Trustee meeting to be held on Thursday, February 22, 2018 at 662 Palisade Ave from 7:30PM to 9PM.</p>	Andrea Brachfeld Nick Lawrence Nick Caballero Mory Thomas Wendy Paul And all who want to contribute to the conversation

- **Open Space Letter of intent for a possible Open Space Grant Application for funding to purchase and plant Trees of a 6-inch caliper, landscaping and fencing to replace the chain linked fence in Washington Park by the Dog Run.**
- **WPA Annual programming**
- **WPA Fundraisers and Annual Sponsors**
- **WPA Budget**
- **WPA Marketing structure**
- **WPA Nomination Committee**

9:00PM

Adjourn

WPA Mission Statement:

The objective of the Washington Park Association (WPA) is to work with the community to revitalize, maintain and protect Washington Park in Hudson County, New Jersey and promote its use through the development of programs and activities that enhance the quality of life of park users and local residents.

WPA Code of Conduct:

In the interest of fostering community relations and assuring the on-going health of the "WPA", all meetings will maintain an atmosphere of courtesy and civil conduct. When there is a disagreement of any kind, people will address each other with respect. An individual's presence at a meeting indicates acceptance of this policy. Anyone whose words or actions go against the policy may be required to leave a meeting