

**WINDSOR SQUARE  
HISTORIC NEIGHBORHOOD AND SPECIAL CONSERVATION DISTRICT  
BOARD MINUTES  
November 2, 2017**

**The meeting was called to order at 7:04 p.m.**

**Board members present:** Phil Sheinbein, John Waldron, Hideto Tsujimura , Jeffrey Long, Dawn Dauphine, Larry Evans, Susan Biegner, Emily Groh, Nathan Musgrove

**Board members absent:** Kate Corcoran. In Kate's absence, Dawn agreed to take the minutes.

**Guests:** Approximately 9-10 residents attended. Representatives of Hula's Modern Tiki attended, including owner Dana Mule and attorney Adam Baugh.

**Ratification of New Board Member:** With Anne Thorne's resignation, and following an open invitation for applicants, the Board unanimously ratified the appointment of Nathan Musgrove to fill the Board vacancy during the remainder of Anne's term.

**Approval of Minutes:** Copies of the October 5, 2017, minutes were distributed to the Board members. John moved to approve the minutes; Jeffrey seconded the motion. Motion passed 7-0.

**Presentation by Hula's Modern Tiki:** Mr. Mule advised the Board of Hula's intentions to re-locate its restaurant to 7th Street near Colter, in the spot vacated by Ticoz, due to loss of Hula's lease at its existing location on Central. Adam Baugh explained about Hula's request for a use permit for the patio, with the hearing to occur on November 21 at 1:30. Expectations are for the re-location to occur in June 2018. Mr. Mule presented engineering drawings and pictorial representations of the project, which includes a proposed wall to block noise disturbances. He expressed his desire to work with the Board and affected residents to reach an amicable solution regarding noise, parking, and other potential disturbances. Residents and Board members spoke, including about existing stipulations. Mr. Mule expressed willingness to consult a sound engineer. All agreed to continue discussions. Phil agreed to draft potential stipulations to circulate to the Board and interested members.

**Treasurer's Report:** Hideto circulated a financial report, which the Board discussed.

**Monuments:** Susan reported on the status of the monuments. Much of the approval process is now completed. The Board will need to arrange for insurance coverage. Phil agreed to get quotes, with Dawn to provide assistance.

**AJ's Remodeling:** John reported on his meeting with AJs and residents regarding on-going construction. AJs is providing advance notice of construction activities, which the Board is disseminating via newsblasts.

**Advantage Card/Dues Newsletters:** John reported success in adding retailers to the program. Dues newsletters will be distributed this weekend to doorsteps.

**Ad Hoc Committees:**

Welcome Baskets: John reported that he delivered welcome baskets to new homeowners.

Kids Club: No report.

Security: Emily distributed a report provided by Blue Steel, which the Board discussed. Emily agreed to draft material for the newsblast, newsletter, and FaceBook explaining Blue Steel's operating times.

Newsletter: Dawn reported that article assignments were emailed to Board members. Submissions are due by December 1, for a mid-December publication date.

Zoning: Dawn reported by prior email to the Board that she attended Huss Brewery's six-month zoning review. The review went well, and no further reviews are anticipated.

Home Tour 2018: Jeffrey reported on plans for the Home Tour.

Commercial Liaison: No report.

Neighborhood Beautification: No report.

**Old Business:**

PUD at 7th Street and Marlette: Phil reported on his extensive work monitoring the efforts by developers to significantly increase density by constructing upscale apartments at this site. The City held a hearing, but gave a two-week continuance for the developer to continue talks with interested neighbors. Phil agreed to prepare a newsblast to all residents.

**New Business:**

Neighborhood enhancements: John raised suggestions for neighborhood enhancement projects. Nathan agreed to accept responsibility for further work on this.

There being no further business, the meeting adjourned at 9:06 p.m.

Respectfully submitted by,  
Dawn Dauphine