

MINUTES of the REGULAR MEETING  
of the  
WALNUT GROVE HOMES ASSOCIATION

August 9, 2017  
6:30 p.m.

Stark Company Realty  
702 N. High Point Road  
Madison, WI 53717

Present: John Pinto (President), Katherine Bidwell (Vice President), Eric Lewandowski (Secretary), Susan Ames (ACC Chair), Gabe Anibas (Greenways Chair) Birgitta Larson Gamez (Acting Treasurer), Liz Fenster, Diane Littman (Block Captains/Communications/Social)

Absent due to Resignation: Karen Kollath (Treasurer)

Invited Guest: Jesse Allgren,

Convening of Meeting J. Pinto opened the meeting at 6:30 p.m., distributed an Agenda and draft Minutes from the last regular Board meeting, and thanked Katherine Bidwell for serving as acting Secretary during E. Lewandowski's excused absences in June and July.

Quorum/Approval of Minutes Lewandowski noted the presence of a quorum. Pinto moved review and approval of July 12, 2017 regular board meeting Minutes, seconded by K. Bidwell and E. Lewandowski; approved, with no changes, and Lewandowski abstaining.

## REPORTS

President's Report Pinto invoked executive privilege to depart from the Agenda and announced that since the last meeting he had accepted the resignation of K. Kollath as WGHA Treasurer. He noted that B. Larson Gamez had been working with Kollath since her resignation and was now, in fact, filling Kollath's vacated duties on an acting basis. Pinto said that he had been keeping aware of developments and that, with his approval, signature authority had been transferred to Larson Gamez upon her expressing willingness to continue serving. Bidwell then moved, seconded by Ames, that the Board authorize Larson Gamez to assume the duties as Interim Treasurer until a permanent replacement is designated. Following discussion, the motion carried unanimously, with the notations that (1) L. Fenster would communicate the opening to the membership and (2) the Board would extend official thanks to Kollath along with a suitable gift, which Bidwell offered to obtain.

Pinto noted that the Secretary's Report item had been satisfied upon approval of the July 12 Minutes and asked Larson Gamez to present an Interim Treasurer's Report.

Interim Treasurer's Report Larson Gamez proceeded to report based on a joint review she and Kollath had initiated using information provided by and in consultation with BMO Harris Bank staff. She distributed an unaudited spreadsheet statement with a current best estimate of WGHA finances. Lewandowski accepted the statement for the record. Larson Gamez noted \$33,481.74 was reportedly available but said she would continue to discuss statement details with Kollath and BMO in light of questions about how the information was derived, and whether it fully and accurately represented WGHA's financial position, especially given the absence of

figures for the “WGHA Park Fund.” She also expressed dissatisfaction with BMO Bank staff service and stated her interest in exploring other banking options. Lewandowski noted that WGHA historically had worked with several other banks, and that the Bylaws allowed the Board to determine a preferred financial institution. The Board, without formal motion, encouraged Larson Gamez to do so. She went on to report that a list prepared by Kollath showed nine delinquencies and that she was waiting for Kollath to provide her a Microsoft Office Word™ document containing language that could be used to prepare a “2<sup>nd</sup> Notice” of delinquency for those reflecting still outstanding payments .

Pinto then introduced Jesse Allgren, who identified himself as an “interested citizen,” a Sierra Club member, and an incoming resident of Walnut Grove who made a brief presentation on climate awareness, along with an appeal for collaboration in promoting a “climate pledge.” Pinto thanked him and noted that the WGHA is not in a position to act in a political capacity.

Greenways Committee G. Anibas noted that (1) regular maintenance had been occurring, but July-approved work was “on hold,” given rescheduling based on weather; (2) the 26 Winterset projects had been “worked out”; (3) the pathways were open with all light fixtures sound, and (4) the Greenway D apron and select curb replacement project will be scheduled for 2018. He reported that the “pink flags” around the neighborhood represented City survey indicators and the “white lines” were engineering markers for anticipated replacement of curbs. Pinto asked if the City had communicated anything about upcoming roadwork, and Anibas replied in the negative. Pinto asked Lewandowski to approach Alder Skidmore for information.

ACC Report S. Ames noted that except for an approved request for a three- to a four-season room conversion at 406 Walnut Grove Drive, she had nothing to report.

Communications, Block Captains & Social Committees D. Littman reported that (1) the Adult Social scheduled for 3:30 p.m., Sunday, August 13, at Craftsman Table & Tap, Middleton, was generating interest and she had received more than 30 RSVP’s; (2) the Annual Bonfire is Saturday, October 7, starting in the late afternoon although activities for children need to be identified. E. Lewandowski said that if there is interest, he would approach the MPD Mounted Patrol about making a potential appearance; (3) a “Kickball Event” is planned for September 23, but confirmation and details need to be finalized, as is information about the Stonecrest Circle Block Party. L. Fenster reported that all Fall Newsletters delivered to the Block Captains had been distributed. She noted the need to address communications to open lots, since there were reporting gaps at properties including 410 and 510 Gammon, 401 Walnut Grove Drive, 4313 Whitaker, and others. K. Bidwell and S. Ames agreed to work with her on this. Pinto asked about recognizing Block Captains, D. Littman moved that the Board provide \$10 gift cards to each. Motion, seconded by Larson Gamez and Pinto, passed unanimously, with K. Bidwell suggesting personal delivery. E. Lewandowski noted the recent, unrecognized move of long-standing Board member Mary Nellis and her husband Bob and J. Pinto moved to provide them a suitable gift as well. Lewandowski and Bidwell seconded and motion carried unanimously, with the notation that Lewandowski would arrange and deliver.

## OLD/NEW BUSINESS

J. Pinto noted no old or new business other than scheduling the next regular Board meeting on the second Wednesday of next month (September 13) at Stark Co. Adjourned at 7:44 p.m.  
Submitted by E. Lewandowski