

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

October 11, 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) Liz Fenster, Diane Littman (Block Captains/Communications/Social); Birgitta Larson Gamez (Acting Treasurer), arrived at 7:00 p.m.

Convening of Meeting J. Pinto opened the meeting at 6:30 p.m., distributed an Agenda and noted that there were no changes to the draft Minutes of the last regular Board meeting that E. Lewandowski previously had e-mailed to the Board.

Secretary's Report/Quorum/Approval of Minutes Lewandowski noted the presence of a quorum. S. Ames moved approval of the September 13, 2017 regular board meeting Minutes as presented; seconded by K. Bidwell; Approved.

REPORTS

President's Report Pinto noted that he and E. Lewandowski had attended the biennial Mayor's Neighborhood Roundtable on Saturday, October 7; he stated that he had been contacted by Carol Ottenstein who told him that the property at 17 Rye Circle required mowing and he stated that he wrote the owners directing them to address the matter.

Architectural Control Committee Report S. Ames reported that: Dave Lyons, 38 Oxwood Circle had contacted her expressing interest in a possible add-on; the homeowners (Mosey/ Wilkinson at 1 N. Harwood Circle had requested information about fencing. Susan provided information to both in response to these requests.

Greenways Committee G. Anibas noted that: (1) the Greenhaven Circle improvement grant project had been completed and the results look good; (2) September/October had been a "quiet month" in that all regular maintenance had been completed and there were no other pressing issues based on his routine monthly inspections; (3) he expects a few additional mowings through the first freeze; (4) invasive species represent a perennial problem, but one requiring minimal attention at this point.

Communications, Block Captains & Social Committees D. Littman's noted that the Annual Bonfire took place from approximately 4:30-8:30pm, Saturday, October 7, and was attended by ±50 persons, including children, despite the inclement weather. She noted that the manual labor involved this year was prohibitive, but acknowledged that she had been aided by Pat Delaney, who provided a U-Haul for firewood removal and helped with sod replacement, along with Kathy McComb, and Bill Littman. She requested the Board approve reimbursement to Pat

for any billable costs. Unanimously approved without objection. Diane suggested, given what she considered a spotty turn-out, that the Board consider the desirability of either eliminating the Bonfire as an annual event, or discuss its being organized around several “campfires.” Following brief discussion, the Board agreed that eliminating the Annual Bonfire would be a serious matter insofar as it is a signature event for the neighborhood. Diane then suggested seeking the involvement of more young families in order to distribute the workload more effectively. She also pointed out the spirited objection, apparently unjustified, of a park warden to WGHA’s handling of wood left on site, and the warden’s insistence on the total removal of any remaining wood when the event was done.

L. Fenster added her thanks to Pat Delaney, Kathy McComb and Bill and Diane Littman for their hard work on the Bonfire and suggested the advisability of using direct personal recruitment by the Committee, and especially the active involvement of the Block Captains, in mobilizing volunteers for future such events. At the same time, she noted that Block Captain involvement is “uneven,” while stating her belief that that it still is more effective than use of more passive electronic communications, including social media, such as NextDoor.

L. Fenster noted that a draft Neighborhood Directory was ready as a Microsoft Office Word™ document, although careful proofreading will be necessary before forwarding to Econoprint. Despite that, she stated that the work is on track for finalization by October 31, with an initial print run of 350. Liz also noted that advertising purchases covered production cost, although one fewer ad had been obtained.

L. Fenster noted that at an “open house” she had attended on Harwood Circle, the realtor was unaware of the existence of our neighborhood association and that more needs to be done to educate the industry, and especially newer professionals specializing in marketing and closing, about the WGHA and its requirements.

OLD BUSINESS J. Pinto noted the he had left a message regarding delinquent dues at 401 N. Gammon and needs to follow up with the Whitaker Arms Apartments at 7413 Whitaker

Treasurer’s Report Upon Birgitta Larson-Gamez’s arrival, J. Pinto requested unanimous approval of her appointment as permanent Treasurer; seconded by D. Littman, and passed without further discussion. Birgitta then reported: (1) receipt of three additional dues payments, (2) her anticipated receipt of request(s) for Bonfire reimbursements, (3) the desirability of holding an extended conversation regarding formalizing dues update notices, utilizing Gary Kakazu’s property turnover database compared with S. Ames’ verification via MultiList sales, (4) her intention of recommending moving from BMO Harris to an alternate financial institution, possibly UW Credit Union, (5) imminent liquidation of the Park Fund and redepositing its assets into the WGHA standard checking account.

NEW BUSINESS/ADJOURNMENT

J. Pinto noted the next regular Board meeting will be Wednesday, November 11 at Stark Realty. Following brief discussion, the Board also unanimously identified Sunday, January 28, 2018 as the date for the next WGHA Annual Meeting. The regular meeting then adjourned at 7:46 p.m.

Submitted by E. Lewandowski

