

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

September 13, 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, (Block Captains/Communications/Social)

Excused Absences: Birgitta Larson Gamez (Acting Treasurer), Diane Littman (Block Captains/Communications/Social)

Convening of Meeting J. Pinto opened the meeting at 6:30 p.m., distributed an Agenda and noted no changes to the draft Minutes of the last regular Board meeting, which 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 August 9, 2017 regular board meeting Minutes as previously presented; seconded by K. Bidwell; Approved.

REPORTS

President's Report Pinto invoked executive privilege to depart from the Agenda and noted that in the excused absence of Acting Treasurer Birgitta Larson Gamez he would present a brief treasurer's report, including unaudited financial information, which she had provided to him for distribution to the Board. Lewandowski accepted the 9/13/2017 "Treasurer Updates" document for the record. Pinto noted the following: (1) no action yet has been taken to fill the vacancy in the treasurer's position; (2) Larson Gamez continues to work with Karen Kollath and her husband's CPA firm in arranging transfer of WGHA electronic financial files, which apparently are being stored in his firm's online system; (3) based on information Larson Gamez has obtained, WGHA is on track with respect to income/expenditures and budgeting although she will continue to follow-up on several properties having dues outstanding, notably at 406 N. Gammon, which has a delinquency record including a standing lien filed against it. Pinto noted that Larson Gamez (1) had obtained information from BMO Harris Bank regarding the status of the WGHA "Park Fund," which currently stands at \$2,821 and (2) now is seeking Board input on alternative banking institutions, preferably a credit union, as well as a Board determination on disposing of the Park Fund.

Brief discussion followed on options for shifting to another financial institution and consensus held that Larson Gamez should be authorized to continue exploring and recommend banking alternatives to BMO.

Extended discussion followed regarding the purpose/disposition of the Park Fund, during which several Board members contributed background on the Fund, noting its now obscure

origins in carryover from a long-closed City of Madison grant and income from past Walnut Grove Garage Sale fees, as well as its functioning as a “rainy day” account.

L. Fenster then moved, seconded by K. Bidwell and S. Ames that the Park Fund be closed as such and its funds shifted to the standard WGHA checking account for drawdowns to be used exclusively for Walnut Grove Park improvement- and socially-related activities. Lewandowski asked for clarification as to whether these could be used for “special requests,” such as past requests for donations to schools or other community-based activities; the general response was that they should not. Motion passed unanimously.

Other financial matters: K. Bidwell and E. Lewandowski noted that they had obtained flowers and gift cards thanking K. Kollath, K. McComb and M. Nellis for past service. Bidwell observed that these actions should satisfy all perceived obligations for services rendered.

L. Fenster inquired about covering costs to produce the next WGHA Directory, noting that she and K. McComb had been working on copy targeted for finalization by October 31, and roll-out by the end of November; consensus held that the deadline to obtain ads should be September 30. Related to the Directory, block captain reports and recommendations about the inclusion of “questionable” property at 7414 Whitaker should be settled as soon as possible. J. Pinto said he will follow up with a status report. A determination also was made to cross-reference names and address listings using an index that represents a reverse ordering of the layout in the current (2015) version of the Directory.

Greenways Committee G. Anibas noted that (1) all regular maintenance had been completed through August as well as July-approved work that had been “on hold” for Colony and Greenhaven Circles; (2) lighting fixtures requiring replacement at the top of Stonecrest and on Greenway B have been installed. (3) No full Committee meetings had been held recently since the priority for Greenways is to get through mowing season using the \$4,800 remaining on account; (4) Bunder Lawn Service and Arbor Systems continue to provide good work and there is no reason to solicit other bids at this time; (5) the emerald ash borer problem seems to be mitigated, if not resolved. (6) Pam Conrad received no responses to her requests for proposals about pathways improvements, reportedly given the high volume of business occupying paving companies now and for the foreseeable future; her informal feedback also suggests that, given the scarcity of labor, costs would be “very high” for asphalt work contracted at present.

ACC Report S. Ames reported: (1) denying a condo improvement project at 607 Walnut Grove Drive, on the grounds that it first required condo board approval, and (2) responding to a request for information from Dave Lyons 38 Oxwood Circle (Dave Lyons) regarding a potential mudroom addition.

Communications, Block Captains & Social Committees J. Pinto noted, in D. Littman’s absence, that the Annual Bonfire is 6:00-11:00pm, Saturday, October 7 and underscored the desirability of distributing the Directory by November 30. L. Fenster noted the advisability of setting a date for the Annual Meeting and dovetailing distribution of annual meeting notices, proxies and dues.

OLD/NEW BUSINESS/ADJOURNMENT

J. Pinto noted the next regular Board meeting will be Wednesday, October 11 at Stark Realty. Adjourned at 7:46 p.m.

Submitted by E. Lewandowski