

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

December 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), Birgitta Larson Gamez (Treasurer), Susan Ames (ACC Chair), Gabe Anibas (Greenways Chair), Diane Littman (Block Captains/Communications/Social);

Excused Absence: Liz Fenster

Convening of Meeting J. Pinto opened the meeting at 6:29 p.m., distributed an Agenda and requested approval of the draft Minutes of the last regular Board meeting previously e-mailed to the Board, with one minor modification noted by E. Lewandowski.

Secretary's Report/Quorum/Approval of Minutes Lewandowski acknowledged the presence of a quorum. S. Ames moved approval of the November 8, 2017 regular Board meeting Minutes as presented; seconded by K. Bidwell; Approved.

REPORTS

President's Report J. Pinto deferred making the President's report until after the Treasurer's report and turned the floor over to B. Larsen-Gamez. Immediately afterward, he reported that, per e-mails he had received from her: (1) L. Fenster had confirmed delivery of the updated WGHA Directory as of December 8, (2) she had approached Elizabeth Albano about potential Board membership and (3) she had noted that the logistics of notifying the membership about the Annual Meeting needed to be addressed. J. Pinto noted that these would be handled by or before the next regular Board meeting. E. Lewandowski observed that the Bylaws require notification be mailed and should provide for the return of proxies delegating voting authority for members who wished to be represented *in absentia*.

Treasurer's Report B. Larson-Gamez noted that she was preparing reports reflecting Budget Year-to-Date figures and a projected 2018 Budget, but owing to the need to reconcile receipts with potential outlays was not yet ready to present it. She reported that, based on lien notices sent to homeowners who had not settled their open accounts as of the last Board meeting, she had received significant responses, and delinquencies are now down to four households. She then presented notices from the City Engineer reflecting potential assessments for street resurfacing/curb work affecting WGHA frontage property and stated that she had contacted Steven Armstrong in the CE's Office who informed her that CE staff would review the status of the assessments prior to issuing a final determination. She then noted that WGHA Directors' & Officers' Insurance coverage had lapsed and inquired whether the WGHA Board would renew it. An extended conversation ensued based on background supplied by E. Lewandowski regarding the rationale for such coverage and its relation to General Liability. J. Pinto stated that he would contact Schwarz Insurance and other potential providers about cost-effective policies. E.

Lewandowski recommended that such inquiries also take into account insurance providers' coverages and track records in satisfying past claims filed against client organizations.
Greenways Committee G. Anibas noted that: (1) at the end of the season Greenways conditions are good, and (2) he has scheduled a subcommittee meeting on Wednesday, December 20 at 7:00 p.m. to discuss Greenways issues going forward and to solicit interest from a possible successor.

Architectural Control Committee Report S. Ames had nothing to report.

Communications, Block Captains & Social Committees Beyond the previously reported information from L. Fenster that J. Pinto had provided in her absence, D. Littman noted that she was considering organizing a late-February "cabin fever" social, along the lines of a possible bowling outing.

OLD BUSINESS J. Pinto noted none.

NEW BUSINESS J. Pinto noted none.

ADJOURNMENT J. Pinto noted that the next regular Board meeting will be Wednesday, January 10, 2018 at 6:30 p.m. at Stark Company Realty.

The regular meeting adjourned at 7:12 p.m.

Submitted by E. Lewandowski