

MINUTES of the REGULAR MEETING  
of the  
WALNUT GROVE HOMES ASSOCIATION

November 8, 2017  
6:30 p.m.

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

Present: John Pinto (President), Katherine Bidwell (Vice President) – left at 7:18 p.m., Eric Lewandowski (Secretary), Birgitta Larson Gamez (Treasurer), Susan Ames (ACC Chair), Gabe Anibas (Greenways Chair) Liz Fenster, (Block Captains/Communications/Social);  
Excused Absence: Diane Littman

Convening of Meeting J. Pinto opened the meeting at 6:32 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. B. Larson Gamez moved approval of the October 11, 2017 regular board meeting Minutes as presented; seconded by K. Bidwell; Approved.

## REPORTS

President's Report J. Pinto initially stated that he had nothing to report, but later, following the Treasurer's Report, interposed that (1) he would be monitoring City of Madison grant programs in light of possible future WGHA proposal ideas; (2) he had invited Alder Paul Skidmore to take part in the WGHA Annual Meeting on January 28, and Skidmore has accepted; and (3) he was still checking on the status of the Whitacre Arms situation.

Treasurer's Report B. Larson-Gamez noted that owing to delayed receipt of information from the previous treasurer, she was in the process of preparing a report reflecting current Budget Year-to-Date status over prior YTD figures, but was not yet ready to present it. She speculated that there may be up to \$2,000 in delinquent accounts, including penalties and accruing interest, but final figures needed to be confirmed. This led to an extended discussion about which properties were in arrears, on what basis, and how the Board proposes to address them.

She identified the following properties as being delinquent along with (proposed action): 406 N. Gammon (annual lien to be filed); 510 N. Gammon (no action to be taken based on owners' oral promise to settle the account directly); 525 Walnut Grove Dr. (lien to be filed, owing to imminent property turnover); 613 Walnut Grove Dr. (lien to be filed); 7021 Colony (lien to be filed); 7001 Farmington Way (lien to be filed.) 10 Foxboro Cir. (lien to be filed); 6 Rye Cir. (lien to be filed), 17 Rye Cir. (lien to be filed), 27 Stonecrest Cir. (lien to be filed). Birgitta expressed her intention to share updated Budget information in a future meeting before the Annual Meeting and that she would notify J. Pinto as soon as it becomes available for their preliminary review; No action has been taken to date on the prospect of moving WGHA assets from BMO Harris

to another financial institution, or on the Board decision to liquidate the Park Fund and redeposit its assets into the WGHA standard checking account.

A brief discussion followed on the Circle Improvement Grants program, with G. Anibas confirming the historical availability of up to (3) \$500 grants/ year on a competitive proposal basis; the advisability of developing a written guideline for information purposes; the collective determination that notice of future such availability should be made using all communications means at WGHA disposal; and that Gabe would provide a status report at the Annual Meeting.

Greenways Committee G. Anibas noted that: (1) Bunder's was in the process of settling final invoicing for annual Greenways maintenance; (2) tree projects have been on the "back burner," (3) within the month he had inspected the Greenways lighting system, which is good; (4) he had also conducted a pathways "leaf blow" on Greenway D; (5) he is stepping down as Greenways Committee chair as of the Annual Meeting, while maintaining responsibility for monitoring the electrical system; (5) he proposes to hold a subcommittee meeting before year's end and solicit subcommittee members' interest in stepping up as a possible successor. He also said he would contact Pam Conrad for any update on pathways improvements.

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

Communications, Block Captains & Social Committees L. Fenster noted that the final draft Neighborhood Directory was ready as a Microsoft Office Word™ document, and passed around an examination copy for Board perusal. B. Larson Gamez moved to authorize that Liz proceed ASAP with an initial print run of 340, and Block Captains distribution; seconded by S. Ames, and unanimously approved. Liz also noted that she was checking into leads on ways of improving Communication & Block Captain effectiveness. The Board thanked Liz for her initiative in pursuing both the Directory and other activities.

OLD BUSINESS J. Pinto noted none.

#### NEW BUSINESS/ADJOURNMENT

B. Larson Gamez indicated her interest in exploring online annual dues payment. L. Fenster noted the importance of imminently preparing a Newsletter to announce the Sunday, January 28, 2018 Annual Meeting date and to alert the neighborhood about an upcoming announcement letter and the availability of proxies. E. Lewandowski volunteered to contact M. Nellis about the possible availability of a template letter and to have any information relayed to Liz. Pinto noted that the next regular Board meeting will be Wednesday, December 13 at Stark Company Realty.

The regular meeting adjourned at 7:50 p.m.

Submitted by E. Lewandowski