

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

July 11, 2018
6:30 p.m.

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

Present: John Pinto (President), Katherine Bidwell (Vice President), Liz Fenster (Block Captains), Amelia Tastad (Communications), Dave Phillips (Greenways), Diane Littman (Social).

Excused: Elizabeth Albano (Secretary) and Susan Ames (ACC Chair);

Absent: Birgitta Larson-Gamez (Treasurer)

Convening of Meeting J. Pinto opened meeting at 6:31pm, distributed an Agenda and requested approval of the draft Minutes of the last regular Board meeting with copy provided by K. Bidwell on behalf of E. Albano.

Secretary's Report/Quorum/Approval of Minutes J. Pinto recognized a quorum. D. Littman moved for approval of June 13, 2018 Board meeting minutes as presented; seconded by A. Tostad. Approved unanimously by all members present.

REPORTS

Treasurer's Report: B. Larson Gamez was not present and sent update below after:
Checking Account (as of 7/11/2018): **\$41,033.78**
Savings Account: **\$3,155.35**
Park Fund: **\$2,821.03** – must be used for Walnut Grove Park

Income: **\$835.00**

- \$250.00 – Outstanding Dues – 6/20/18
- \$260.00 – Outstanding Dues – 6/27/2018
- \$150.00 – Outstanding Dues – 7/5/2018
- \$80.00 – Outstanding dues – 7/9/2018

Disbursements: **\$286.73**

- \$40.00: Circle maintenance (Linda Andersen)
- \$40.00: Circle maintenance (Hayden McCann)
- \$41.52: Newsletter (Econoprint)
- \$165.21: MG&E

Treasurer updates:

- All outstanding bills have been paid; however, I need to reimburse for 4th of July parade
 - Awesome work Diane!
 - If anyone has a receipt, please call me at 608-279-6400 and I can reimburse you
- All THIRD notices for 2018 dues have been sent. 311 lots out of 314 have paid (99%).
Highlighted ones below still have not paid.

Lot Number	Address 1	Address 2	Outstanding Amount
6	7021	Colony Drive	80
7	6	Millstone Road	80
18	9	Colony Circle	80
36	9	Round Hill Circle	80
59	402	North Gammon Road	80
60	406	North Gammon Road	1045
64	510	North Gammon Road	80
66	401	Walnut Grove Drive	80
109	10	Foxboro Circle	260
122	6	Rye Circle	80
167	7310	Whitacre Road	80
175	309	North Westfield Road	80
220	7110	Farmington Way	80
221	7106	Farmington Way	80
228	7125	Farmington Way	80
237	10	Winterset Circle	80
239	7201	Farmington Way	80
262	313	Oldfield Road	80
306	25	Southwick Circle	80
80-1	525	Walnut Grove Drive	45

- 406 N. Gammon – has a lien against the property:
 - <https://www.countyofdane.com/da/records.aspx>
 - This is information from the previous (from Tom Wall) WGHA treasurer:
 - “This property has many liens against them and satisfaction of our lien would likely be contingent upon 1) a property sale and 2) sufficient proceeds net of mortgage to pay claimants.”
- Update – this is paid!
 - 10 Foxboro Cir – owner has contact me, and thought he was paying with his escrow. He intends to pay outstanding amount.

Questions:

- 1) Does anyone have any ideas regarding the Park Fund? Sounds like we have to spend that money at the park. Any ideas? I am thinking lighting per the post from Next Door and safety concerns. Thoughts?
- 2) Is there anything anyone needs me to do / follow –up on?

President's Report: J. Pinto followed up on a complaint from Carol Ottenstein of 26 Oxwood Circle about 17 Rye Circle. Property did sell.

Board noted some continual comments in the neighborhood regarding the city's curb, gutter and road repair.

Architectural Control Committee Report J. Pinto reported on behalf of S. Ames that there had been a request for a shed that was denied.

Greenways Report: D. Phillips held a greenways meeting on July 10, 2018. John Pinto to follow up for Ad Hoc group to work on options for greenway paths that are in need of repair. Costs will be high which is why we need a broader committee team to research and provide a recommendation. Potential volunteers for the group are: Patty, Hayden McCann, Mark Schmidt, Rick Conne, Dave Lyons, Kathy McComb, Pat Delaney, Tim Craine, Eric Lewandowski. We are seeking other volunteers for this group. Goal will be to have an initial recommendation in August.

Block Captains/Communication Committees Report: A. Tastad reported that there will a be fall newsletter and is looking for suggestions. K. Bidwell had shared info on recent homes sold since May and ones currently for sale in Walnut Grove. L. Fenster is working to get Welcome Folders to the block captains. Still plans to have a Block Captain gathering this fall.

Social Committee Report: July 4th parade was a great success. Had a table for tattoos this year instead of face painting. Numerous board members were present and some newer neighbors both with and without kids. Plans to do and Adult Social on Sunday August 12th 3-6pm at Nitty Gritty and a Bonfire in September. All will be announced on the Walnut Grove Next Door site.

Old Business:

>No new business to report.

New Business:

>No old business to report.

ADJOURNMENT J. Pinto noted that the next regular board meeting will be Wednesday, August 8, 2018 at Stark Company Realtors at 6:30pm.

The regular meeting adjourned at 7:40pm.

Submitted by K. Bidwell