

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

August 8, 2018
6:30 p.m.

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

Present: John Pinto (President), Katherine Bidwell (Vice President), Elizabeth Albano (Secretary), Birgitta Larson Gamez (Treasurer), Amelia Tastad (Communications), Dave Phillips (Greenways), Tim Craine, and Dawn Craine.

Excused: Diane Littman (Social), Susan Ames (ACC Chair), and Liz Fenster (Block Captains).

Convening of Meeting J. Pinto opened meeting at 6:30pm, distributed an Agenda and requested approval of the draft Minutes of the last regular Board meeting previously e-mailed to the Board by K, Bidwell.

Secretary's Report/Quorum/Approval of Minutes J. Pinto recognized a quorum. D. Phillips moved approval of July 11, 2018 Board meeting minutes as presented; seconded by A. Tastad. Approved unanimously by all members present.

REPORTS

Treasurer's Report: B. Larson Gamez presented the below update:

Checking Account (as of 7/11/2018): **\$39,619.79**

Savings Account: **\$3,155.48**

Park Fund: **\$2,821.03** – must be used for Walnut Grove Park

Income: **\$205.00**

- \$80.00 – 7/13/18 – Outstanding Dues
- \$125.00 – 7/16/18 – Outstanding Dues

Disbursements: **\$1,618.99**

- \$109.59 – 7/20/18 – 4th of July Parade
- \$410.40 – 7/23/18 - Keyman Fertilization
- \$1,025.46 – 7/23/18 – Arbor Systems
- \$73.54 – 7/30/18 Madison Gas & Electric

Treasurer updates:

- All outstanding bills have been paid.

- 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. 310 lots out of 314 have paid (99%).
Here are the outstanding lots:

Lot Number	Address 1	Address 2	Outstanding Amount
6	7021	Colony Drive	80
36	9	Round Hill Circle	80
60	406	North Gammon Road	1045
66	401	Walnut Grove Drive	80

- 406 N. Gammon – has a lien against the property:
<https://www.countyofdane.com/da/records.aspx>
 - This is information from the previous (from Thom 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.”
- To move the bank accounts over to UWCU, I need the articles of indoctrination.
- Suggestion for adding lighting in the park using park fund.

President’s Report: J. Pinto reported houses are selling in the Walnut Grove area and prices are still increasing. 17 Rye Circle was sold.

Architectural Control Committee Report K. Bidwell on behalf of S. Ames reported no updates.

Greenways Report: D. Phillips reported met with Wexford Neighborhood Association to discuss walkways. Wexford increased dues for forestry charge to \$55 for condos and \$110 for houses. Cannot go over \$80 based on bi-laws, but can do special assessment on walkways for neighbors to agree on increasing yearly dues to cover costs. Will discuss at annual meeting ways to raise money or possibly increase yearly dues. In the past block captains have gone door to door with a petition to increase dues to cover costs. Suggestion to use Bartlet Paving out of Albany, south of Madison. Experience with Wexford Village greenways and can provide a quote. Wexford staggered repairs in different seasons. Topography is different in Wexford than Walnut Grove, but can still provide an assessment.

Formed pathways committee for greenways: Davie Phillips, Tim Craine, A. Tastad, and Hayden McCain. Next meeting Friday, August 11th at 7:00pm at J. Pinto’s home to report how assessment went.

D. Philips also reported decreased satisfaction with grass cutting service. Issues with company causing damage, including banging light posts, not mulching the grass, and not trimming well.

Investigating alternative provider, possibly company Wexford Village uses. T. Craine suggested preserving the light posts by adding mulch around them.

Block Captains/Communication Committees Report: A. Tastad reported on behalf of L. Fenster welcome packets completed and sending to block captains to distribute. Next newsletter will come out in September. Paper mailer will also be sent for annual meeting.

Social Committee Report: K. Bidwell reported on behalf of D. Littman adult social scheduled for Sunday, August 12th at the Nitty Gritty from 3:00pm-6:00pm.

Old Business:

>No new business to report.

New Business:

>T.Caine suggested the idea of starting a neighborhood watch to combat increased crime rates. Can also register personal security cameras with local police departments.

ADJOURNMENT J. Pinto noted that the next regular board meeting will be Wednesday, September 12th at 6:30pm.

The regular meeting adjourned at 7:32pm.

Submitted by E. Albano