

MINUTES of the REGULAR MEETING
of the
WALNUT GROVE HOMES ASSOCIATION

February 13, 2019
6:30pm

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

Present: Katherine Bidwell (Vice President), Elizabeth Albano (Secretary), Diane Littman (Social), Susan Ames (ACC Chair), Liz Fenster (Block Captains), Dave Phillips (Greenways), Amelia Tastad (Communications), Pam Conrad, Kathy McComb

Excused: Birgitta Larson Gamez (Treasurer),

Unexcused: John Pinto (President)

Convening of Meeting K. Bidwell opened meeting at 6:31pm. Reported annual meeting was well attended, noted things about Tree Lane challenges, new police capitain presented and discussed where wanted to be with focus on Walnut Grove. Discussed about refurbishing point of differentiation which is our greenways. Dues increase was approved for 2019 from \$70 to \$75 for single family houses and \$35 to \$40 for condos. Also focused on what we might need to do regarding the dues going forward. We are at the upper and of what we agreed on in 2005 for a cap (\$75). Will need to focus on changing the coveynance in the next couple of years.

K. Bidwell reported there are 4 roles to be voted on and approved:

President
Vice President
Secretary
Treasurer

Kathy McComb is a guest and Diane Littman is no longer a voting member.

L. Fenster motioned to open the floor for voting. S. Ames seconded.

D. Phillips nominates K. Bidwell as President. A. Tastad seconds it. K. Bidwell accepts nomination. Approved unanimously by all members present.

S. Ames nominates L. Fenster as Vice President. A. Tasad seconds it. L. Fenster accepts nomination. Approved unanimously by all members present.

L. Fenster nominates E. Albano as Secretary. S. Ames seconds. E. Albano accepts nomination. Approved unanimously by all members present.

B. Larson Gamez provided written interest to maintain position as Treasurer. Approved unanimously by all members present.

P. Conrad reported has been in Walnut Grove neighborhood since 1987. Very passionate about the Greenways. P. Conrad reported is interested in Block Captain chair position.

K. Bidwell reached out to Rita Bloack-Radloff about Social Chair position. Want to keep energy going in that area and keep the neighbors involved. Experiencing a big turnover with new neighbors.

D. Phillips reported he is willing to stay as Greenways chair.

S. Ames will continue as ACC chair.

L. Fenster reported there is one Block Captains spot that needs to be filled. Responsibilities of Block Captains include delivering newsletters, new neighbor welcome packets. Packets include directory, information about local library, welcome letter, history of Walnut Grove. Do a potluck with Block Captains once a year. Most communication with Block Capitans is via email.

P. Conrad reported she will assume position as head of Block Capitans.

A. Tastad will remain as Communications Chair.

L. Fenster suggested putting a committee in place for Social Chair. Idea to encourage block parties in Walnut Grove by giving some type of reimbursement for expenses.

D. Littman reported first social of the year is usually in February. Only socials Walnut Grove expects are the 4th of July Parade and the fall bonfire.

S. Ames suggested March meeting should have Social as a topic of discussion. Provide ideas how to address block parties, 4th of July and bonfire. Can have a nominal social director and have a committee under that person.

K. Bidwell reported going to have more challenges with the greenways so need to work together

K. Bidwell moved to approval of January 9, 2019 Board meeting minutes as presented. L. Fenster moved to approve. K. McComb questioned why we didn't use all of the Park Fund money towards the new play gym Did not need to use it all. D. Phillips seconded motion. No further discussion. Minutes approved unanimously by all members present.

Old Business:

>Expanding Board insurance policy to ensure the Board is covered along with WGHA greenways. Only \$300 more to add D&O insurance.

D. Phillips motioned to approve B. Larson Gamez quote of \$1200 with D&O insurance. S. Ames seconds. No further discussion. Motion approved unanimously by all members present. L. Fenster will follow-up with B. Larson Gamez.

Greenways report: D. Phillips reported can save money if prepay lawn treatments, but needs permission from the Board. Same amount as last year, which Board prepaid. Approved based

on funds being available. S. Ames stated if funds can handle it, then we should do it. D. Phillips has spoken with B. Larson Gamez about prepaying the service.

Communications Committee Report- Dues notices need to go out following February meeting. Due mid-march.

Block Captains Report- L. Fenster will update email address to reflect new board members:

President- Katherine Bidwell

Vice President – Liz Fenster

Secretary- Elizabeth Albano

Treasurer- Birgitta Larson Gamez

Greenways- Davey Phillips

ACC- Susan Ames

Communications- Amelia Tastad

Block Captains- Pam Conrad

Social Chair Committee- Katherine Bidwell, Caleb Van Horn, Rita Black-Radloff

ADJOURNMENT K. Bidwell noted that the next regular board meeting will be Wednesday, March 13, 2019 at 6:30pm at Stark Realty.

The regular meeting adjourned at 7:36pm

Submitted by E. Albano

ADDENDUM 2/26/2019

Caleb Van Horn and Rita Black-Radloff declined co-chairing the social committee. Kathy McComb will be joining the board in that role.