

A stylized, colorful illustration of a landscape. The foreground features rolling green hills in various shades of green, with a dark brown path winding through them. On the left, there is a green tree with a brown trunk, a purple flower, and a cluster of orange flowers. A small red bird is flying in the sky above the tree. The background consists of light blue and white wavy bands representing a sky or distant hills.

Walnut Grove Homes Association

2020 Annual Meeting

Agenda

- Establish Quorum
 - Per Bylaws, quorum is 10% of households = 32 households
- Introductions
 - Walnut Grove Homes Board Members + President's Report
 - Paul Skidmore, Alderman for 9th District 1:15-1:30 p.m.
 - Lieutenant Reginald Patterson, MPD 1:30-1:45 p.m.
 - Coffee with a cop
- Approval of last year's annual meeting minutes
- Board Updates
 - Treasurer: 2019 Expenses and 2020 Budget
 - Board Report: Beyond 2020
 - Greenways
 - Architectural Control Committee (ACC)
 - Communications
 - Social
 - Block Captains
 - President / Vice President



Coffee WITH A Cop

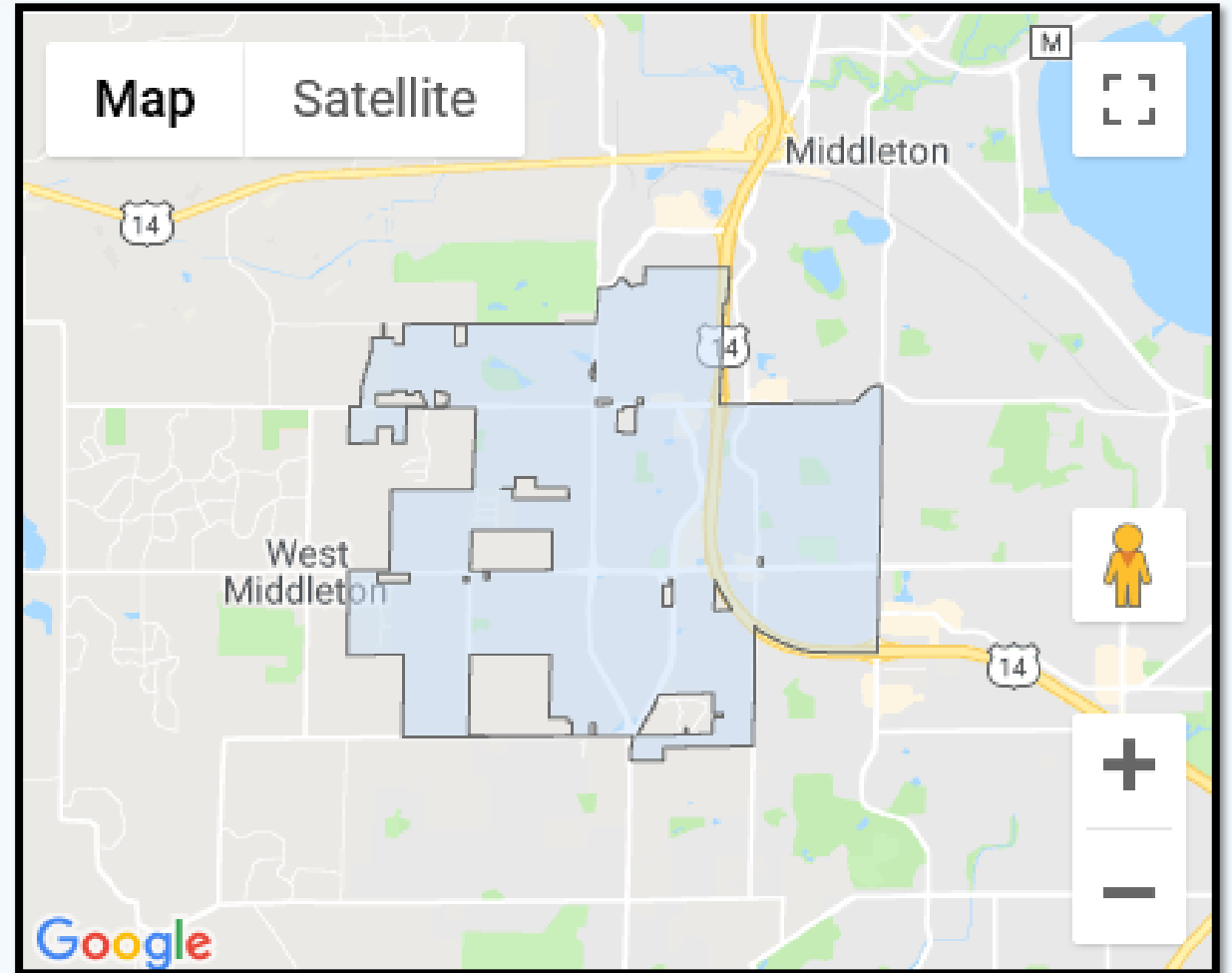
- Thursday mornings
- 9:00 a.m.
- Steep & Brew
- Odana Road

Voting

- Vote for Greenways + Bylaws enhancements
- Voting on New Board members

Introductions

- Walnut Grove (WVG) current board members
- President's Message
- Alderman Paul Skidmore
 - District 9
 - 1:15–1:30 p.m.
- Madison Police Officer
 - 1:30–1:45 p.m.



President / Vice President

- Approval of last year's annual meeting minutes
 - <https://walnutgrovemadison.org/archive-of-board-meeting-minutes>
- 2020 + Beyond: Vision for Walnut Grove
 - Maintain and Build sense of community in our neighborhood. Focus on social events in our neighborhood and aim to involve more neighbors! Block parties, game nights, new neighbor socials, etc.
 - Remain fiscally responsible.
 - Support and enhance our greenways and circles

Treasurer Report: 2019 Expenses

- 2019 Key Expenses (Birgitta & Davie)
 - Greenway Path Resealing
 - Playground Fund Disbursement
 - Mowing & Woodland Management

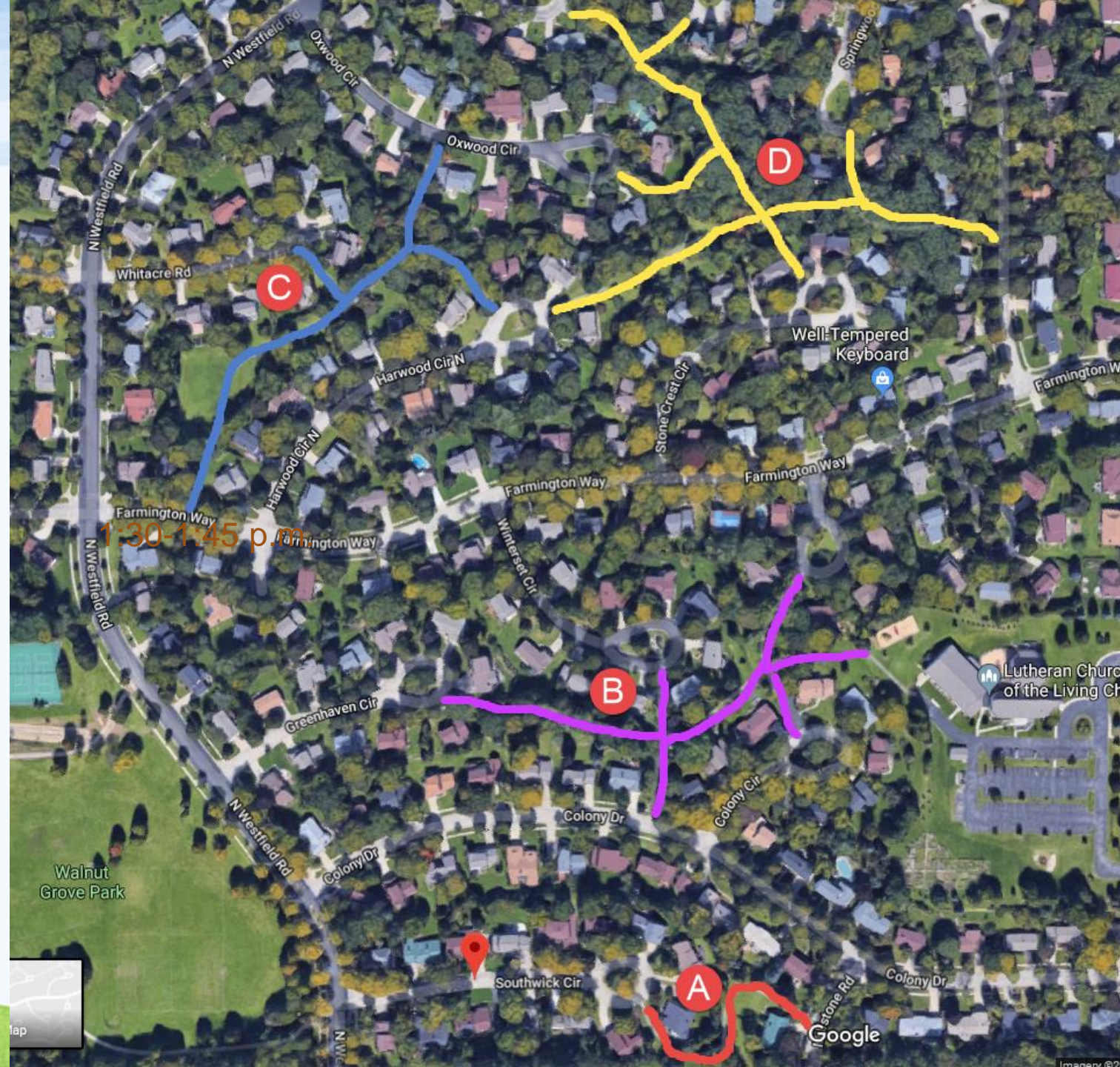
Greenways

Maintenance 2019

- \$4,174.20 – Water/Sewer
- \$1,999.71 – Electricity
- \$12,080 –
Mowing/Fertilizer/Planting

Repaving Project 2019

- \$1,175 – Arbor prep
- \$15,400 – Resurfacing





Playground update Spring 2019

[Current Park website](#)

[Walnut Grove Park Playground Replacement - Contract: 2019 Playgrounds - Group 1 | Parks, City of Madison, Wisconsin](#)

WG Park Fund: **\$2,616.50**

Budget from Madison: **\$45,000.00**

Approving the 2020 Budget

CASH ON HAND CALCULATIONS	2018	2019		2020	
	Actual	Expected	Actual	Expected	Actual
INCOME	\$21,355	\$22,710	\$25,624	\$22,730	\$0
EXPENSES (non Legacy Fund)	\$18,384	\$47,662	\$44,645	\$31,725	\$0
LEGACY FUND	N/A	N/A	N/A	\$13,750	\$0
EOY CASH ON HAND	\$34,553	\$9,601	\$14,980	-\$7,765	--
EOY COH w/o LEGACY FUND	N/A	N/A	N/A	\$5,985	--

Budget Toplines	2019 Budget	2019 Actual	2020 Budget
Administrative Expenses	\$6,912	\$7,728	\$6,050
Greenways and Circles	\$40,750	\$36,917	\$25,675
Greenways and Circles Legacy Fund	\$0	\$0	\$13,750
Total	\$47,662	\$44,645	\$45,475

*Ideal amount for future maintenance needs. Not achievable with current dues structure.

Board Report: Beyond 2020

- 2020 + beyond (Molly, Doug & Davie)
 - Preparation for the next 20+ years of Greenway maintenance, including an eventual repaving of our beloved paths
 - Creation of a legacy fund to prepare us for both long-term expected and unexpected expenses
 - Review options for keeping Walnut Grove financially sound

Board Report: Beyond 2020

- Estates of Sauk Creek: \$325
- High Point Estates: \$250
- Cardinal Glen: Over \$200
- Hawks Landing: \$150
- Blackhawk: \$150 for houses, \$75 for condos
- Valley Ridge: \$140 in 2019, higher in 2020
- Wexford: \$110 for houses, \$55 for condos

Board Report: Beyond 2020

Starting COH: 290 houses 24 condos		Plan 1: get to 250k in 2035 with no changes after next year				Plan 2: jump to \$130 for houses, \$65 for condos, \$10/\$5 increase each following year until we get to \$200 and \$100				Plan 3: jump to \$150 for houses, \$75 for condos, \$25 increase every 3 years			
Year	Expected Yearly Expenses	House Due	Condo Due	Annual Income	Legacy Fund (COH)	House Due	Condo Due	Annual Income	Legacy Fund (COH)	House Due	Condo Due	Annual Income	Legacy Fund (COH)
	\$14,890												
2019	\$41,998	\$75	\$40	\$22,710	\$14,890	\$75	\$40	\$22,710	\$14,890	\$75	\$40	\$22,710	\$14,890
2020	\$30,725	\$75	\$40	\$22,710	\$6,875	\$75	\$40	\$22,710	\$6,875	\$75	\$40	\$22,710	\$6,875
2021	\$31,725	\$180	\$90	\$54,360	\$29,510	\$130	\$65	\$39,260	\$14,410	\$150	\$75	\$45,300	\$20,450
2022	\$32,725	\$180	\$90	\$54,360	\$51,145	\$140	\$70	\$42,280	\$23,965	\$150	\$75	\$45,300	\$33,025
2023	\$33,725	\$180	\$90	\$54,360	\$71,780	\$150	\$75	\$45,300	\$35,540	\$150	\$75	\$45,300	\$44,600
2024	\$34,725	\$180	\$90	\$54,360	\$91,415	\$160	\$80	\$48,320	\$49,135	\$150	\$75	\$45,300	\$55,175
2025	\$35,500	\$180	\$90	\$54,360	\$110,275	\$170	\$85	\$51,340	\$64,975	\$175	\$88	\$52,850	\$72,525
2026	\$36,270	\$180	\$90	\$54,360	\$128,365	\$180	\$90	\$54,360	\$83,065	\$175	\$88	\$52,850	\$89,105
2027	\$37,040	\$180	\$90	\$54,360	\$145,685	\$190	\$95	\$57,380	\$103,405	\$175	\$88	\$52,850	\$104,915
2028	\$37,810	\$180	\$90	\$54,360	\$162,235	\$200	\$100	\$60,400	\$125,995	\$175	\$88	\$52,850	\$119,955
2029	\$38,580	\$180	\$90	\$54,360	\$178,015	\$200	\$100	\$60,400	\$147,815	\$200	\$100	\$60,400	\$141,775
2030	\$39,350	\$180	\$90	\$54,360	\$193,025	\$200	\$100	\$60,400	\$168,865	\$200	\$100	\$60,400	\$162,825
2031	\$40,120	\$180	\$90	\$54,360	\$207,265	\$200	\$100	\$60,400	\$189,145	\$200	\$100	\$60,400	\$183,105
2032	\$40,890	\$180	\$90	\$54,360	\$220,735	\$200	\$100	\$60,400	\$208,655	\$200	\$100	\$60,400	\$202,615
2033	\$41,660	\$180	\$90	\$54,360	\$233,435	\$200	\$100	\$60,400	\$227,395	\$200	\$100	\$60,400	\$221,355
2034	\$42,430	\$180	\$90	\$54,360	\$245,365	\$200	\$100	\$60,400	\$245,365	\$200	\$100	\$60,400	\$239,325
2035	\$43,200	\$180	\$90	\$54,360	\$256,525	\$200	\$100	\$60,400	\$262,565	\$200	\$100	\$60,400	\$256,525

Proposed Resolution For Approval

Relating to: instructing the Walnut Grove Homeowners Association Board to take action to secure the Association's financial future and modernize the Bylaws and Covenants.

Whereas, the Walnut Grove Homeowners Association (WGHA) Board presented research on the financial status of the WGHA and dues rates of surrounding neighborhoods during the 2020 WGHA Annual Meeting; and

Whereas, it is clear that the needs of the Association moving into the future will not be met by current WGHA dues collections; and

Whereas, the WGHA Bylaws and Covenants are in need of being updated to ensure timely delivery of information to WGHA members while also ensuring that WGHA resources are not wasted; now, therefore, be it

Resolved by the Walnut Grove Homeowners Association Members present and voting at the 2020 Annual Meeting that the WGHA Board is instructed to take appropriate action to amend and update the WGHA Bylaws and Covenants with all practicable speed to address the budget issues facing WGHA.

Architectural Control Committee

- [Walnut Grove Neighborhood – Summary of Covenants](#)



Modifications to Existing Structures (Additions)

Domestic Animals & Livestock

Fences

Landscaping & Property Maintenance

Commercial or Service Vehicles

Residence Types

Communications



- Neighborhood Directory
 - New Edition published in Fall 2019, fully paid for by generous advertisements from neighbors and local businesses. Thanks to all who contributed!
 - Information not current? Please send updated info to walnutgrovemadison@gmail.com or fill out a directory update form now
- Paper v Digital
 - We want everyone to receive the communication they need from the board. We are still providing paper copies to approx 60 homes. If you have not provided an email address and prefer digital communication, please do so.
- Website: walnutgrovemadison.org
- You can also find us on NextDoor and Facebook

Social



Cinco de Mayo
at the Vintage



Greenway Crawl



July 4th Parade

Block Captains



- Who are they and what do they do?
 - We have 25 neighborhood Block Captains
 - Share communications with you, especially if you are on the paper communications list
 - Help to facilitate block parties, circle mowing schedules, and build connections in the neighborhood
 - Share new neighbor welcome packets with new neighbors

Voting

Vote in current board members up for re-election:

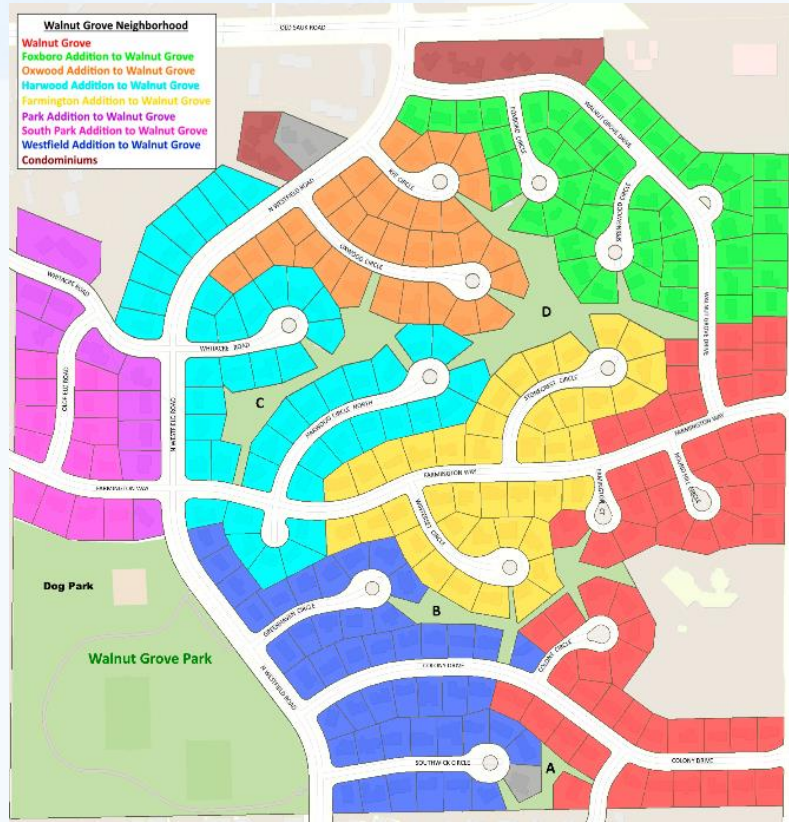
- Davie Phillips
- Molly & Doug Hyant

Vote in new board members:

- Eileen Goode
- Jeff Vanderpool
- Charlie Morgan

Continuing to serve terms:

- Liz Fenster
- Pam Conrad
- Birgitta Larson-Gamez
- Hayden McCann



We'd like to thank Katherine Bidwell, Susan Ames, Elizabeth Albano, and Kathy McComb for their contributions and service to the neighborhood.

Wrap Up

- Questions/Discussion?
- On to 2020!