

**Minutes of the Walnut Grove Homes Association June 2020 Board Meeting
October 20, 2020 6:30 p.m.
via Zoom**

Attendees: Liz Fenster, Molly Hyant, Eileen Goode,
Davie Phillips, Hayden McCann, Charlie Morgan, Jeff Vanderpool, Kim Grimmer

Excused: Pam Conrad (with proxy given to Liz Fenster), Doug Hyant

Also Present: Patrick Delaney, Kathy McComb, Ryan Lucka, UW Law School Entrepreneurship
Clinic

President Liz Fenster called the meeting to order at 6:33 p.m.

August 18, 2020 Board Meeting Minutes:

- August 18, 2020 Board meeting minutes were submitted by Kim Grimmer, Acting Secretary, prior to the meeting.
- Charlie Morgan moved to approve the minutes. Hayden McCann seconded the motion. Motion to approve the June Board meeting minutes passed unanimously.

President's Agenda:

- **Date and Time for a November Board Meeting.**
 - Because of the appeal hearing tonight, this meeting is truncated. Ms. Fenster proposed a November Board meeting to address preparation for the Annual Meeting, including matters such as the proposed budget for 2021, Board elections, picking a meeting date for the Annual Meeting.
 - Tuesday, November 10, 2020 at 7:00 p.m. was selected.
 - Molly suggested that the meeting will be a little longer than usual because of the budget proposal, and she will get the proposed budget out in advance of the meeting so directors are better prepared to discuss it.
- **Amendment to Covenants ("Amendment").** Ms. Fenster reported that Attorney Seep Paliwal had a suggestion for only a minor tweak to the draft Amendment, namely to restate in the Amendment the restrictions in the original covenants that are no being changed by the Amendment. None of the directors had any questions or comments on this change.
- **Treasurer's Report.** Ms. Hyant will be reporting at the November 10 meeting.
- **Greenways Report**
 - Mr. Phillips presented the Eco Tree Company bid (attached to these minutes) for removing the trees that have been prioritized based on disease. This bid, which was the low bid of several bids obtained, is under the budget line in the Greenway's budget for annual tree removal.
 - Eco Tree will likely do the tree removal work under its proposal in 2021.

- Mr. Phillips added that the overall Greenway portion of the annual budget will be used up in its entirety in all likelihood by transferring monies from the tree removal line item to added mowing expenses.
- Ms. Fenster reported that she, Ms. Hyant and Mr. Phillips had secured agreement from Eco Tree to invoice their work for the tree removal in 2020 so that the obligation can appear as an expense in the 2020 budget.
- Mr. Grimmer moved to adopt the plan for tree removal shown on the Eco Tree proposal and accept an invoice in 2020 for the proposal. Ms. Goode seconded the motion. Motion passed unanimously.
- Mr. Phillips added as to the Eco Tree bid that he eliminated having Eco Tree cut up the trees and leave potential firewood behind for Association members to take, because that added \$400 to the quote and it seemed unfair to him to have all the members subsidizing firewood for a few members.
- **Newsletter.** It has been delayed because of Mr. Hyant’s involvement in the November election. Mr. Hyant will hopefully get the newsletter out tonight or tomorrow.
- **Budget Documents and Miscellaneous Budget Issues.**
 - Draft Budget. Ms. Hyant said she would be getting off an email to the directors later tonight with three attachments: There will be two .pdfs. The first will include the 2019 and 2020 budgets and the 2021 suggested budget in a more summary form. The second pdf will more detailed breakdown of the expenses for 2019, 2020 and 2021 (Projected). The third document will be a Google spreadsheet document with tabs for directors to dive into the proposed 2021 budget a little deeper.
 - Attorneys Fees for Amendment to Covenant Assistance. Ms. Fenster mentioned that the fixed fee for the assistance of the Stafford law firm with drafting, adopting and recording (with Dane County Register of Deeds) the Amendment to Covenants is not payable until the completion of the project, so that may be a 2020 expense that will be paid in 2021.
- Ms. Hyant seconded the motion.
 - Motion passed unanimously (Mr. Phillips having left the meeting.)

Meeting adjourned at 6:57 pm to proceed to the Appeal Hearing on a May 2020 ACC Determination.

Next Board meeting will be held via Zoom on Tuesday, November 10, 2020 at 7:00 pm. Mr. Grimmer will send out the Zoom invitation.



Proposal

ECO Tree Company
 1209 Greenway Cross
 Madison, WI 53713
 (608) 886-0626

Walnut Grove Housing Associati

Thursday, November 05, 2020

Walnut Grove Housing Association
 David Phillips
 P O Box 620251
 Middleton, WI 53562
Phone:608-345-0476 (David Phillips)

Salesperson: Adhem Theriault

office@ecotreecompany.com

Worksite: 33 Southwick Cir
 Madison, WI 53717

#	Item	Description	Qty	Cost
1		<p>Removal</p> <p>Please do in 2020 if possible, otherwise pre-bill in 2020 and complete in January 2021-- #12 - center of Southwick circle</p> <p>Remove 15" Pin Oak</p> <p>Colony Cir #4</p> <p>14 - remove 22" Ash with large canker 6' up stem leave all wood 6"-10" remove the rest</p> <p>#15 - 22 Spring Wood cir (left of)</p> <p>Remove 15,15" 2-stem ash Haul all wood and brush</p> <p>38 Oxwood Cir (front of house) remove 15" Austrian pine</p> <p>38 Oxwood Cir in center of circle Remove Two 17" Ash trees and 20" Austrian pine Haul all wood and brush-</p> <p>Chip all brush 10" and larger - leave all wood cut to 18" on site- leave all woodchips in designated area in Southwick Circle- Safe removal will be completed with minimal lawn disturbance.</p>	0	\$4,901.71



Proposal

ECO Tree Company
 1209 Greenway Cross
 Madison, WI 53713
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2

Stump Grinding

#12 - center of Southwick circle
 20" Pin oak stump

Colony Cir #4
 14 - remove 22" Ash stump

#15 - 22 Spring Wood cir (left of)
 Remove 15,15" 2-stem ash

38 Oxwood Cir (front of house)
 remove 15" Austrian pine

38 Oxwood Cir in center of circle
 Remove Two 17" Ash trees and 20" Austrian pine

- Customer responsible for marking irrigation lines, invisible fencing
 or any other buried lines not survey-able by diggers hotline, Eco tree
 company will not be held responsible if not properly marked.

0 **\$1,150.00**

Subtotal: \$6,051.71

Tax: \$332.84

Total: **\$6,384.55**

 Signature

 Date