

**Minutes of the Walnut Grove Homes Association November Board Meeting**  
**11.10.2020 7:00pm**  
**via Zoom**

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

**Excused:** Pam Conrad

**September 2020 Meeting Minutes:**

- September meeting minutes presented to Board. Minor date change and spelling of name corrections
- D. Phillips motion to approve. J. Vanderpool seconds motion. Minutes approved unanimously by all present.

**President's Report:**

- L. Fenster discussed preparation for January 2021 annual meeting Tuesday January 26, 2021 at 6:30pm since evening vs weekend attendance is stronger.
- Notice of meeting is sent out 45 days prior to Annual meeting. Data is needed by December 5, 2020. Notice will be delivered electronically via email and website. Paper delivery to 30 homes
- We should reach out to our community for new Board members. Davie would like to step down as Chair of Greenways, willing to be on committee. H. McCann encouraged to be Greenway Chair if no one else steps up.
- P. Conrad may step down as Lead Block Captain.
- L. Fenster attended recent Safety Meeting she is now on Police Officer Tim Patton's notification list of any incident reports. Agreement to include incident reports on the WGHA website.
- Community Education Meeting on 12.8.2020 with Tamarack/WGHA/Wexford Ridge to build community and create awareness of safety issues and possible resolutions.

**Covenants:**

- L. Fenster is waiting to hear back from the lawyer who is waiting for a response from County Deeds/City of Madison. Should hear back in 10 days.
- 50% + 1 approval is key for covenants to be passed.
- Survey of fences was last done in 2015, Liz F suggested a new survey be done in 2021
- \$2K flat fee attorney fees budgeted for covenant amendment. Budgeting an additional \$3K if needed for further resolution.
- Voting at the annual meeting can be done via Zoom, D. Hyant to provide insight here. A house is one vote.
- Check-ins can be done electronically for 2021 Annual meeting.

**Treasury Report:**

- M. Hyant shared her Excel spreadsheet showing dues increase to \$150 (single-family home)/\$75 (condo) from current \$75 (single-family home)/\$40 (condo)
- Water & Sewer up 25% with new imposed tax

- Mowing & weed control are same as last year, will pay in Feb 2021 for April 2021 work
- Rest of expenses are normal
- M. Hyant to investigate Summit "Bill Payer" electronic check payment
- Tax payment of \$600 is for IRS reinstatement fee
- If covenants don't pass we can still mail newsletter electronically
- Social \$1000 budget to develop longer lasting signage for neighborhood events

### **Greenways Report**

- Davie will finish his Board commitment but would like to step down as Chair
- Some of the electrical lights need to be replaced
- Budget will be evenly split between Paving, Greenways and Lighting

### **ACC**

No activity to report

### **Directory**

- We should continue to recruit for ads to sponsor cost of Directory printing of \$1200
- E. Goode suggested we go electronic with Directory, constant updating of information means the Directory is out of date when printed. Serious consideration of this measure if we don't garner ads to cover cost of the printing.

### **Social**

- C. Morgan reported that 4 families participated in Scavenger hunt, will make note in next newsletter.

**Meeting adjourned at 8:40pm**

**Next meeting with be held via Zoom on December 15 6:30pm.**