

**Minutes of the Annual Meeting of the  
WALNUT GROVE HOMES ASSOCIATION**

January 26, 2020

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

Katherine Bidwell opened annual meeting for Walnut Grove Homes Association at 1:05pm.

Introduction given by Katherine Bidwell

Quorum established at 42 members *(32 required for 10% neighborhood quorum)*

Introduction of present board members (Katherine Bidwell, Liz Fenster, Molly & Doug Hyant, Birgitta Larson-Gamez, Pam Conrad, Davie Phillips, and resigned board member Kathy McComb)

Board Members excused: Susan Ames, Elizabeth Albano, Hayden McCann

Lieutenant Reginald Patterson of the MPD West District gave a Report:

Contact Info: [rpatterson@cityofmadison.com](mailto:rpatterson@cityofmadison.com) 243-0505

New Midtown District was created due to geographics, calls for service, etc. This took a large geographic area away from the West District (which contains Walnut Grove neighborhood).

- West Staffing is now 36 officers, 5 Detectives, 6 Sergeants, 2 Lieutenants and 1 Captain. Total MPD 451 as of July 30, 2019
- Madison has seen a decrease in crime (based on classification and calls), but time for calls is higher than goal (40 min avg actual v 30 min goal)
  - Currently, the West District is seeing more auto thefts.
- MPD eliminated 12 non-patrol positions in 2020
- West District Calls: 18,535 calls in 2019
  - Check Property, Check Person, 911 Caller Contact, Follow Up, Alarm and Traffic Stop are frequent reasons for calls
  - There have been increases in calls for aggravated assault, robbery, and damage to property even though crime overall is down (decrease in Burglary, stolen auto, theft from vehicle, shootings)
- Our neighborhood had 40 calls in 2019, cited as a very low numbers
- Majority of calls in our district come from Elver Park, West Towne Mall, and Tree Lane
- 85% of stolen autos are considered crimes of opportunity (unlocked, keys or garage door opener in vehicle)
- Key message: Lock your Doors

K. Bidwell distributed and requested approval of the draft minutes of the 2019 WGHA annual meeting. Motioned by J Pinto and seconded by M Hyant. Meeting Minutes unanimously approved as presented.

B. Larson-Gamez delivered 2019 Treasurer's report. Discussed Greenway Path Resealing, Playground Fund Disbursement, and key expenses for Greenway maintenance. D. Phillips provided specifics regarding changes in expenses. In the 1970s, our greenways were farmland. Now, we have trees and wooded area to maintain. Resealing occurred in 2019 (excluding a large portion of Greenway D due to inaccessibility). Lighting system is currently being maintained, but will eventually need placement.

Questions:

- Condo Association containing 517-613 Walnut Grove Dr (odd): ensure no duplicate payment between the condos and the Walnut Grove Homes Association. B. Larson-Gamez to follow up with Janice Zmrazek, the condo association treasurer.
- Do we request bids for mowing and maintenance contracts? Yes, per D. Phillips

M. Hyant delivered the 2019 income and expenses recap and provided an overview of the 2020 expenses and legacy funds. Received a question from D. Wynne regarding administrative expenses, so M. Hyant reviewed the individual line items. P. Delaney asked about the social budget so L. Fenster reviewed plans on signage purchases. D. Polet asked a question regarding increased 2019 income. B. Larson-Gamez explained the increase was due to directory ad payments and collecting dues from those in arrears. Noted that the dues will remain at \$75 for the 2020 year due to the current dues cap dictated by the bylaws.

K. Bidwell opened the floor for questions and motions. Mark Schmidt motioned to approve the 2020 budget with dues of \$75. Chris Delamarter seconded the motion. 2020 Annual Budget unanimously approved as presented.

D. Hyant and D. Phillips presented the Beyond 2020 financial plan. D. Phillips spoke to expenses for Greenway maintenance over the next 10-20 years. D. Hyant presented dues from other neighborhoods and our 15 year budget plan. Floor was opened for discussion. Clarified that we are not choosing a specific plan of those presented for dues increases, but voting on amending the covenants and bylaws for the purpose of having flexibility to increase the dues. These plans for dues increases will be reviewed again at the 2021 annual meeting.

Resolution presented for a vote:

*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 Homes 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.

Kim Grimmer moved adoption of resolution, Rachel Hollender seconded. Opened for discussion. David Polet expressed discomfort in having the resolution be so open-ended and wanted to amend the resolution to involve circling back at either a special meeting or the 2021 annual meeting with the amendments as provided by an attorney for final sign off. Kim Grimmer agreed and proposed the following as an amendment to the resolution:

**Resolved by the Walnut Grove Homes Association Members present and voting at the 2020 Annual Meeting that** the WGHA Board is instructed to take appropriate action, including the engagement of legal counsel at a fixed fee not to exceed \$3,000, to propose the association members amendments and updates to the WGHA Bylaws and Covenants with all practicable speed to address the budget issues facing WGHA.

Additional notes are that the legal counsel must be licensed and insured. The board will present the proposed Amendment to the Covenants to the membership either before or at the 2021 Annual Meeting. Pat Delaney provided an ACC update. 5 items came before the committee in 2019 and were acted upon as stated in the report appended to these minutes.

Liz Fenster provided a communications, social, and block captains update. Kathy McComb stepped in to add information regarding the 2019 socials. Recapped that the directory was fully paid for by advertisers and that we still have 60 homes receiving paper copies of newsletters. M. Schmitt suggested charging a surcharge to homeowners still requesting paper copies. Ms. Fenster replied that this would be very difficult to manage and that we don't want to penalize any older homeowners. In regard to socials for 2020, Ms. Fenster noted that we need additional participation from neighbors to keep social thriving. She suggested that different homeowners take on orchestrating events throughout the year and that block captains organize an annual block party subsidized with funds from the social budget. Social budget for 2020 allows for: July 4<sup>th</sup> parade, potluck-based Greenway Crawl, subsidizing block parties, and signage purchases.

K. Bidwell moved to election of board members for 2020. Recapped who has resigned from the board and who is staying on the board (L. Fenster, H. McCann, P. Conrad, B. Larson-Gamez).

R. Wynne nominated Kim Grimmer for the board, seconded by L Fenster.

D. Polet motioned that we conduct a vote for all board members up for election en mass. L. Fenster seconded. The following board members were unanimously approved.

Davie Phillips

Molly & Doug Hyant

Eileen Goode

Jeff Vanderpool

Charlie Morgan

Kim Grimmer

C. Delamarter motioned to adjourn. D. Polet seconded. K. Bidwell closed the meeting at 3:11pm.

Minutes recorded by Liz Fenster, Acting Secretary for the 2020 Annual Meeting.

**ACC Report for 2019**  
**Provided by Susan Ames**

4-17-19

7106 Farmington

Contacted me to discuss who owns retaining wall. I advised to do survey to know for sure

6-21-19

10 Springwood Cr

Submitted an application and site plan to extend patio in backyard and add small retaining wall. ACC approved

7-11-19

5 Southwick Cr

ACC Approved 4 ft fence in backyard

9-25-19

7226 Colony Dr

Discussed process regarding solar panels- I told them they needed a sketch/diagram of installation with measurements, pictures of property from street and neighboring properties. The project on hold but I was told they will be contacting ACC regarding going forward with application etc in 2020

10-8-19

606 Walnut Grove

Submitted application for tearing down existing garage and building addition. Committee saw plans and approved it.

Note: in Nov they told me they decided not to proceed with project

The ACC met on June 20, 2019 to discuss fences and submitted a summary of the discussion to the Board