

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 an orange flower. 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 water.

Walnut Grove Homes Association

2021 Annual Meeting

Agenda

- Establish Quorum
 - Per By-laws, quorum is 30 households
- Introductions
 - Walnut Grove Homes Board Members
- Announcements
 - District 9 Alder Candidate Forum Wednesday, February 3 at 5pm
- Approval of last year's annual meeting minutes
- Board Updates
 - State of the Neighborhood
 - Greenways
 - Architectural Control Committee (ACC)
 - Social
 - Communications
 - Block Captains
 - Treasurer: 2021 Budget

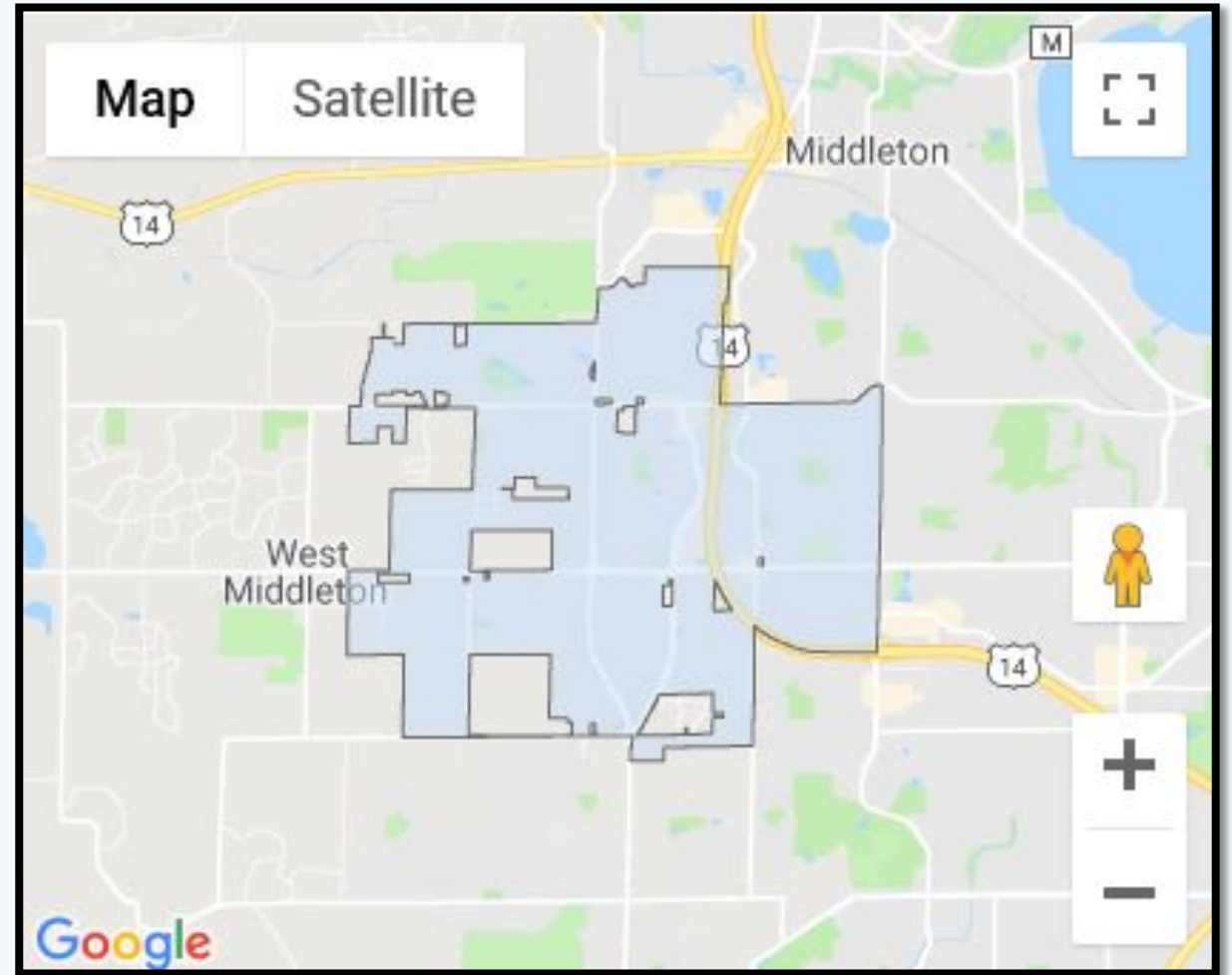
Voting

- Annual Budget + Dues
- Election of Board Members

Introductions

- Walnut Grove (WG) current board members
- President's Welcome Message
- Approval of last year's annual meeting minutes

<https://walnutgrovemadison.org/archive-of-board-meeting-minutes>



2020 Recap

- Modernization of HOA documents
 - By-laws update to allow for digital communication and set clear, digital-friendly processes
 - Covenants update to bring all 8 plats into uniformity, allow for teleconference meetings, and provide financial stability with updated dues cap of \$150 in 2021 indexed with inflation for years following
 - Creation of Directors and Officers Handbook
 - Regained tax exemption status (retroactively backdated to 2010)

Covenants Amendment Results

By Lots

Yes	237	76.2%
No	6	1.9%
Not Returned	68	21.9%

By Plat, Assessed Value 77.9% in total

Walnut Grove	79%
Foxboro	71%
Westfield	82%
Park	79%
South Park	92%
Harwood	81%
Farmington	73%
Oxwood	77%

2020 Recap

- Community & Safety
 - Westside Community Meetings
 - Website Update
- Covenants Violation & Next Steps

2021 + Beyond: Vision for Walnut Grove

- Gather input on neighborhood priorities
- Increase transparency in HOA operations
- Beef up Committee Participation (Greenways, ACC, Community Building, Social)
- Maintain and build sense of community in our neighborhood
- Remain fiscally responsible and plan for the future by developing a legacy fund
- Support and enhance our greenways and circles

Greenways

Our Greenways

- WGHA owns 6.7 acres, including just over a mile of paved paths (~5400 feet of paved paths +/- 20 feet) and 36 lamp posts

2020 Greenways Maintenance

- Standard mowing, fertilization, and invasives control, including volunteer work days
- Tree management - removal of dying trees from circles and greenways



Greenways

2021 Plans

- Legacy Fund Overview
- Path maintenance:
 - Issue neighborhood survey to gather input on pathways for long term replacement
 - Find company that fits our neighborhood to address pathway maintenance and patching
- New policies:
 - Invasives treatment: prior to any application of herbicides used to control invasive buckthorn, neighbors in the surrounding area will be notified via email.
 - Circle grants + reimbursements: assuming passage of the budget, the Greenways will take over major tree removal and replanting in Circles. Circle grant applications may still be submitted for other beautification and planting projects and will be approved on a rotating basis, depended on budget allocations.
 - Circle Grants: up to \$500, application must be submitted for consideration
 - Circle Reimbursements: \$50 per year, must be signed off by block captain

Architectural Control Committee

- What does the ACC do?
- ACC Rules & Procedures documentation update
 - Digitized paper files & logbook from 1990-present
 - Updated the ACC Rules & Procedures to provide a published, more robust and transparent set of guidelines. Originally published in 1981, subsequently revised in 1983 and 2005.

Summary of 2020 Applications + Decisions

Received & Reviewed 9 Applications:

- 1 – installation of solar panels
- 1 – replacement of existing deck
- 1 – installation of porch handrail
- 2 – replacement of siding with modifications
- 1 – replacement of existing fence
- 3 – installation of new fence

Received & Responded to 8 additional inquiries:

- 1 – installation of new pergola at existing deck
- 1 – replacement of old fence
- 3 – installation of new fence
- 1 – conversion of basement at one-family dwelling into second unit
- 1 – request for original house plans
- 1 – request for copy of approved ACC application

Social

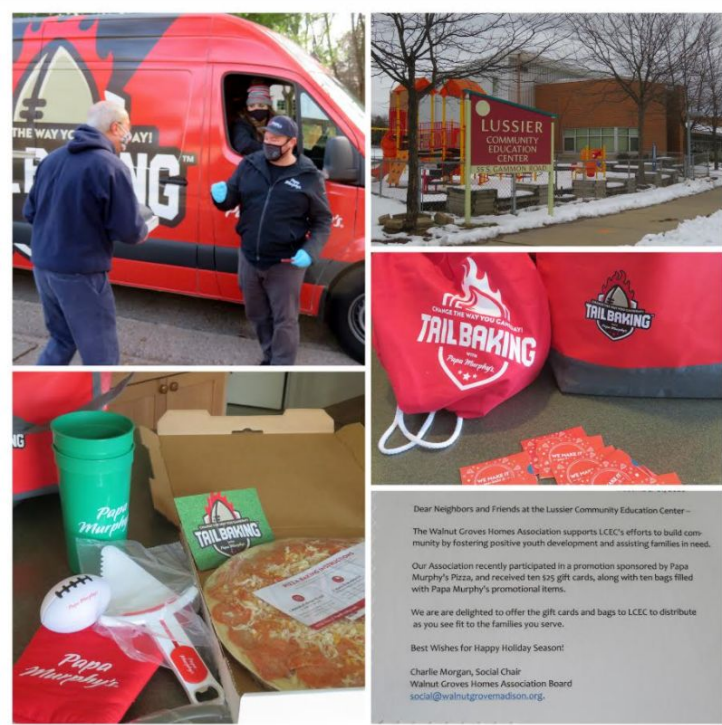


Chalk Art Parade

Scavenger HAUNT

Puzzle Swap

Social



Papa Murphy's Tail Bake

2020 Social Events

- Independence Day Chalk Art Displays
- Halloween Scavenger Haunt
- November Jigsaw Puzzle Exchange
- Papa Murphy's Tail-Baking Party
 - Gift Cards and "Swag" provided by Papa Murphy's
 - Donated to the Lussier Community Education Center to Assist Families in Need

2020 Total Expenditures

- \$99.51 Sidewalk Chalk Distributed to Participating Families
- 60.00 Frugal Muse Gift Certificates -- Prizes for Halloween Scavenger Haunt
- \$159.51 Total

Looking Ahead to 2021

- Plan and Offer Neighborhood Social Events Only When Safe
- Purchase New Sandwich Signs to Promote Neighborhood Events
- Reestablish Neighborhood Gardening Club
- Continue to Seek Ideas from Neighbors to Offer Interesting Events

Communications



- Neighborhood Directory
 - A new digital directory will be published in February 2021 as an update to the Fall 2019 version.
 - A new printed copy is currently planned for late Fall 2021.
 - 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 25 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

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

Treasurer Report: 2021 Budget

- 2020 Key Expenses
 - Mowing & Woodland Management
 - Water/Sewer/Electricity
- 2021 Key Notes
- Legacy Fund Reminder
 - 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
- Link to [PDF of Budget](#)

Wrap Up

- Questions/Discussion?
- On to 2021!