

# WGHA Board of Directors Meeting

3/16/2021

AGENDA

- 6:30pm Attendance
- Approval of Previous BOD Meeting Minutes (Feb 2021)
- Committee Reports Open Forum
  - President:
    - Email addresses + record keeping
    - Garage Sale Inquiry (Derek Pavelec)
    - Survey discussion
    - [Master Recycler](#) (Pam Conrad)
  - ACC:
    - Committee Members recruitment and approval
  - Greenways:
    - Fertilizer Pre-Payment Status: Keyman Lawncare (Molly)
    - Mowing: quotes + signage
    - Eco-Tree Company: Spring follow ups
    - Circle Grant Request: Foxboro
    - Grass Planting (Pam Conrad)
  - Treasurer:
    - On Hand/Expenses/Income
    - Dues notices:
      - Any issues with email delivery?
  - Social:
    - Committee Formation
    - [Sign Purchase](#) Plan
  - Communications
    - Upcoming Newsletter
      - Block Captain Info
      - ACC Guidelines
      - Greenways & Circles: grants + use
      - Garage Sale Update
      - July 4th Parade: still tbd
      - Recycling Master Info
      - Clubs: Gardening, Book Club
      - Surveys
      - Pet requests: clean up and greenways etiquette
    - Alder Candidate Forum: email with zoom link
    - Greenway Etiquette: cleaning up after pets (Danielle)
  - Any other open topics?

## Walnut Grove Homes Association --

### March 16, 2021 President Report

- February and early March have been focused on follow ups regarding dues notices and initial communication regarding Alder Candidate forums.
- Paul Skidmore notified me via phone of the weapons violation on Gammon Road Tuesday, March 9th. The information was already posted on the MPD incident reports prior to his contacting me. The information is easy to access through the incident report link on our website: <https://walnutgrovemadison.org/community-safety>
- By-laws, Covenants and ACC Rules & Procedures projects from 2020 are all wrapped up, with final copies of all Owner Signature Sheets sent to Stafford Law so they have copies on file.
- Getting quotes for possible fence removal on Oxwood Circle no longer an option as buyers have already begun looking at the home.
- Pam Conrad reached out regarding a “Master Recycler” program and offered to attend (\$15 fee) and provide educational write ups for future emails/newsletters.  
<https://www.cityofmadison.com/news/announcing-the-master-recycler-program>  
ACTION: discuss.
- Garage Sale Inquiry: Prior to COVID, Derek Pavelec helped organize the WGHA garage sale weekend, which was usually the 3rd weekend May to coincide with the Wexford garage sales. We didn't have a sale in 2020. Derek is willing to help organize if we want to have neighborhood sale in 2021 and has offered to poll the neighborhood on Nextdoor to get an idea of how many people would be interested and ask if they would prefer Spring or move it to Fall in hopes that more people will have a vaccine and restrictions will be lessened. Before taking any next steps, Derek wanted to run this by the Board for comments on whether the WGHA is willing to sponsor a neighborhood sale or if we will be skipping another year.

Need to begin work on surveys and looking for input and assistance from other Board Members. Believe we should start with a general survey regarding our association and move into specific surveys (Fences, Greenways & Circles, Socials, etc).

- Please bring your thoughts to share at the March Board Meeting. Initial questions may include:
  - How long have you lived in Walnut Grove?
  - Age bracket
  - Do you have children under x age? (*is this ok to ask?*)
  - What do you value most about the Walnut Grove neighborhood?
  - Were you aware of the HOA and Covenants prior to purchasing your home?
  - Are you aware of the ACC and Rules & Procedures?
  - Are you aware of the 3' Maximum Fence height rule? (*Include rule*)
    - Yes or No
    - Do you agree with this policy? Strongly agree to strongly disagree

- What is the **best** way to inform you of upcoming events? Choose a maximum of 2 or 3?
  - Email
  - Website
  - Social Media (Nextdoor, Facebook)
  - Flyers
  - Neighborhood Signs
- The Board is responsible for overseeing, maintaining and enforcing the Covenants, Greenways, Socials, etc. Please rank the importance of the following: *(OR should each be its own question, rate 1-5)*
  - Greenways + Paths (A-D)
  - Circles
  - Social Events + Activities
  - Neighborhood Directory
  - Architectural Control Guidelines
- Do you live on or near a Greenway or Circle?
  - If no, do you use the Greenways?
- Have you ever participated in a Greenway or Circle Volunteer clean up?
  - Please share more
- Once it is safe to gather, what WGHA sponsored social activities are of the **most** interest to you? (select all that apply)
  - Family focused activities (Greenway Crawl, Halloween Scavenger Hunt, July 4th Parade, Chalk Art)
  - Kids focused activities (Madtown Twisters, Bouncy House)
  - Potlucks
  - Progressive Dinners
  - Adult Socials: BYO held on Greenways/Backyards
  - Adult Socials: held at local restaurants
  - Neighborhood Garage Sale
  - Garden Club
  - None, I have no interest in social events + activities

Walnut Grove Homes Association --  
March 16, 2021 Treasurer Report

Bank Account	COH
Savings	\$5
Checking	\$1,393
Money Market	\$7,826
Current Bank COH:	\$9,224
Pending In	\$9,798
Pending Out	\$1,169
Total	\$17,853

Dues	Amount	Number
Paid	\$12,360.00	84
Unpaid	\$33,460.00	227
Total	\$45,820.00	311

Income since last meeting	
Dues	\$12,660.00
Interest	\$0.98

Expenses since last meeting	
Budget Line	Amount
010 - Website	\$26.00
013 - Misc Admin (Supplies, Postage, Misc, PO Box)	\$146.00
017 - Water & Sewer	\$826.98
018 - Electricity MG&E	\$335.54
019 - Mowing	\$1,044.45

Walnut Grove Homes Association --  
March 16, 2021 Social Committee Report

Since our last Board meeting, I have several items to report.

First, on February 11, the WGHA Board sent an email to all neighbors with information on the 2021 directory, re-establishing a garden club, asking neighbors to share their photos of snow creations, Valentine's Day-themed decorations and treats, and pets on the WGHA Facebook page. As I received no photographs, I conclude that there is currently little interest in these types of solicitations. I would be reluctant to make similar requests in the future.

In addition, the email invited neighbors to consider volunteering to serve on the WGHA Social Committee, to which I received several responses. The Committee currently includes:

Laura Swisher  
Amanda Beci  
Jack Coe  
Jennifer Huntley  
Lynn Morgan  
Charlie Morgan

On March 6, Lynn and I hosted a Zoom meeting with several members to brainstorm ideas. We will reconvene in early April to discuss plans for future social events. Several members wished to join our March 16 (virtual) Board meeting, and Kim Grimmer sent those who were interested links to the Zoom meeting.

Second, Lynn researched the purchase of "sandwich" signs that could be used to promote WGHA-sponsored events and we have recommendations that we will discuss as part of the March 16 Board meeting. The signs we recommend WGHA purchase are available for purchase from [webstaurantstore.com](http://webstaurantstore.com). Here is a link to the item:

[https://www.webstaurantstore.com/aarco-raf-1-roll-a-frame-two-sided-white-letterboard-with-stand-and-characters-24-x-36/116RAF1.html?utm\\_source=google&utm\\_medium=cpc&utm\\_campaign=GoogleShopping&gclid=Cj0KCOiApsiBBhCKARIsAN8o\\_4geUzFrUfHF4phd3VKh2viEo\\_kc42ns8rk35T09QNFI\\_W-z1Uxp3-KMaAv47EALw\\_wcB](https://www.webstaurantstore.com/aarco-raf-1-roll-a-frame-two-sided-white-letterboard-with-stand-and-characters-24-x-36/116RAF1.html?utm_source=google&utm_medium=cpc&utm_campaign=GoogleShopping&gclid=Cj0KCOiApsiBBhCKARIsAN8o_4geUzFrUfHF4phd3VKh2viEo_kc42ns8rk35T09QNFI_W-z1Uxp3-KMaAv47EALw_wcB)

The cost of three signs, shipped to Madison, would total \$435.75. If we ordered an extra set of letters (354 additional characters), the total cost would be \$482.69. There is also the option of a black-backed sign with white letters instead of white sign with black letters.

Submitted March 11, 2021  
Charlie Morgan, Social Chair

Walnut Grove Homes Association --  
March 16, 2021 ACC Report

**Submissions**

- No new Applications
- No Applications pending
- 1 inquiry received
  - 430 Westfield Dr (Huntley)  
03/12/2021: received email from Jennifer Huntley advising of her intent to install a basement egress window in Spring, 2021, and asking what, if anything, was required from the Neighborhood Association. Replied via email offering to connect with her by phone on 3/13 or 3/14 to get more details about the project and provide guidance, and the appropriate Appendices, accordingly.

**Other Business**

- Committee Member Kim Grimmer reported after the February Board of Directors meeting that Ron Wynne (Westfield Dr) expressed interest in serving again on ACC. Member Derek Pavelec also provided the names of additional potential ACC Committee Members, and the goal to have at least one Homeowner from each Plat on the Committee.

**Action Item(s)**

- Request guidance on processes to recruit new Committee Members, have Board review and approve their service.

Walnut Grove Homes Association --  
March 16, 2021 Greenways Report

**First Committee Meeting:** Davie would like to be at the first committee meeting with me and we both thought it would be nicer to wait to meet in person at the park. We are hoping in the next week or two to be able to do this. I, in the meantime, have been emailing individually to introduce myself.

**Mowing:** After talking with Davie about Green Team, we have decided to request bids from other mowing services. Overall, David was dissatisfied with their work and their inability to follow directions. I have requested bids from Barnes, Maple Leaf, Mendez Lawn Care, and Capital Turf Lawn Care. Davie and I will be working together to explain the job to each service.

**Keyman Prepayment:** Prepayment was due in January for the 2021 season. I am waiting to hear back as to when the first application will be completed. Pam Conrad wants to request that they not do the greenway behind her house so she can add soil and grass seed. I will let her know as soon as I have spoken with the staff at Keyman.

**2020 Removal/Replanting:** Eco Tree Company still has two ash trees on Oxwood Circle to remove and all of the stumps from the earlier removals need to be taken care of. Davie is following up with this.

Davie and I have been discussing future tree removals and the replanting of those trees, but I do not have a formal plan outlined. Other than the Ash tree treatments, the treatments for the ash trees is obviously established and the plan is to continue with Olson. Once we have the mowing settled for the season, I shall turn my attention to this. Davie and I have great plans for walking the greenways.

**Path Maintenance and Replacement:** For the longer term issue of path maintenance, repair and replacement David and I have discussed only that he was not impressed with the company that did the work in 2019 (Bartelt) and that we ought to look elsewhere. I've been in contact with Jim Rather who is the Wexford Village Neighborhood Association's contact person to discuss their greenway paths. Davie and I have both walked their paths and wondered if they had them plowed so I reached out to ask. It turns out they don't have them professionally plowed because of the liability issues. I thought to reach out to him again to ask what service they use for general maintenance and repair.