

**Walnut Groves Homes Association
Annual Meeting Agenda:
25 January 2010, Lussier Community Center, 7:00 PM**

- 1) Welcome and President Message
- 2) Introduction of the WGHA Board Members
- 3) Approval of Minutes from 2009 Annual Meeting.
- 4) Committee Reports
 - a. Treasury
 - i. 2009 Actual
 - ii. 2010 Budget
 - b. Greenways
 - i. 2010 Budget – Walkways Repair
 - ii. Circle Improvements Policy
 - c. Other Committees
- 5) Vote on Annual Budget
- 6) Request for Board Members
- 7) Paul Skidmore – 9th District Alderperson, Madison City Council

WALNUT GROVE HOMES ASSOCIATION
MADISON, WISCONSIN
JANUARY 26, 2009
ANNUAL HOMEOWNERS MEETING
MINUTES

The meeting was called to order at 7:06 PM by Jim Howard, President. There was a review of the agenda and then a tour of the Lussier Neighborhood Learning Center where the meeting was held. All current board members were present as well as thirteen home owners. There were twenty-two proxy ballots. The board members were introduced:

Kathy McComb, vice-president

Gary Kakazu, Treasurer

Denise Clearwood, Architectural Control

Deb Wynne, Social

Mary Kay Battaglia, Newsletter

Greg Peterson, Greenways

Mary Nellis, Secretary

The minutes from the 2008 annual meeting were reviewed and approved.

Prior to the treasurer's report, Jim Howard thanked Gary Kakazu for all the work he has done to streamline the financial operations of the organization. Gary has upgraded our files electronically and created a web-based address list. He has secured a PO Box for the business of the association and his expertise will be missed.

Treasurer's Report:

The summary was reviewed and an explanation of how the spending was held down this year. We were \$6,000 under budget which will be explained in the greenways report.

Three years ago a long-range budget was proposed. We are still behind in the amount of money that we should have saved according to that report. Because of the present economy the board is proposing that dues be \$70 (down from \$75) for this year.

There was a suggestion (Rick Conne) that some of our money be put into a rotating CD. The board will consider this.

Greenways Report:

Most of the maintenance for lights is due to vandalism. Tree maintenance has been a major expense due to the age and size of the trees. Greg Peterson, Greenways' chairperson, proposed a new project to rehabilitate the greenway between Westfield Road and North Harwood Circle. This will require weed control spray, seeding and fertilizing. There will be notices to residents that are required in the contract we will have with "Weedman." A resident volunteered that there is a state registry for people asking for notification of weed spraying (healthylawn.org). Another resident alerted the board to another issue. The neighborhood path on Southwick is not accessible when it ends at the curb. The resident was advised to call the alderperson, Paul Skidmore.

New Business:

Election of Officers:

It was proposed that Tom Wall and Susie Briski's names be placed in nomination for a position being vacated by Gary Kakazu and another for a vacancy which has been open for a year.

The vote for each person was unanimous.

Approval of the 2009 Budget:

John Pinto moved to accept the budget with the addition of \$2,400 of income that is due from the city for the grant from greenways improvement. This was seconded by Mark DuRussel and unanimously passed.

Rick Conne asked that the board consider what is the minimum and maximum amount of money we should have in our savings. Also, what does our insurance cover for damages?

Miscellaneous:

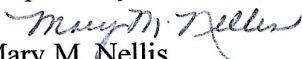
Our website is temporarily not working but we will have that available in the future.

There are some areas of our walkways that could be improved. We will collect information from residents to determine which need repair this year. Residents can call Greg with suggestions.

There was no report from the alderperson this year.

The meeting was adjourned at 8:44 PM

Respectfully submitted,


Mary M. Nellis
Secretary

**Walnut Grove Homes Association
2009 Summary**

	2009 Actual	2009 Budget	2009 Actual vs Budget
BEGINNING CASH BALANCE	24,648.25	24,648.25	
INCOME			
Membership dues current year	20,800.00	21,140.00	(340.00)
Membership dues prior years	605.00	-	605.00
Dividend income	12.70	175.00	(162.30)
Interest income	8.37	50.00	(41.63)
Other income	40.00	-	40.00
City grant	2,110.50	2,400.00	(289.50)
Total Income	23,576.57	23,765.00	(188.43)
EXPENSES			
Insurance	910.00	910.00	-
Electric utilities	1,809.76	2,000.00	(190.24)
Water & sewer	631.96	600.00	31.96
Bank charges	43.66	50.00	(6.34)
Block captains	-	400.00	(400.00)
Circles reimbursement	-	200.00	(200.00)
Circle Renovation Projects			
Greenways			-
Electrical work	1,742.93	2,000.00	(257.07)
Greenway C improvement	791.00	1,200.00	(409.00)
Greenway Improvments	-	1,800.00	(1,800.00)
Maintenance	4,047.32	8,000.00	(3,952.68)
Miscellaneous	73.31	250.00	(176.69)
Newsletter	244.91	400.00	(155.09)
Postal	463.59	500.00	(36.41)
School donations	-	100.00	(100.00)
Website	44.91	-	44.91
Social	1,199.71	1,000.00	199.71
Total Expenses	12,003.06	19,410.00	(7,406.94)
Net inflows (addition to reserve)	11,573.51	4,355.00	7,218.51
ENDING CASH BALANCE	36,221.76	29,003.25	

12/31/09 Cash Summary

M&I checking	2,504.62
M&I savings	14,262.00
M&I CD (11 months due 10/4/10)	10,000.00
Baird money market	9,455.14
	<u>36,221.76</u>
M&I Park Fund	<u>2,810.00</u>

**Walnut Grove Homes Association
2010 Budget**

	2010 Budget	
BEGINNING CASH BALANCE	\$ 36,222	
INCOME		
Membership dues current year	21,140	Same dues as 2009: \$70 full, \$35 half
Dividend income	5	
Interest income	50	
Total Income	<u>21,195</u>	
EXPENSES		
Insurance	910	
Electric utilities	2,000	
Water & sewer	650	
Bank charges	50	
Block captains	400	
Circles reimbursement	200	
Circle Renovation Projects	1,500	
Greenways		
Electrical work	2,000	
Greenway C improvement	1,200	
Greenway Improvments	10,000	Walkways Seal Coat and Replacement
Maintenance	7,000	
Miscellaneous	250	
Newsletter	350	
Postal	550	
School donations	300	\$200 Immediately to Lussier - Donation for holding meetings
Website	50	
Social	<u>2,200</u>	
Total Expenses	29,610	
Net outflows (reduction of reserve)	(8,415)	
BUDGETED ENDING CASH BALANCE	<u><u>\$ 27,807</u></u>	

WGHA Greenway Committee Guidelines for Circle Maintenance and Improvements.

Any pruning or removal of dead trees/shrubs will be done as needed and paid from the regular greenways budget. Please notify the Greenways chairperson of any circle maintenance needs.

Circle grass cutting is still a shared responsibility of the circle residents. It is recommended that circle residents be sensitive to special circumstance that might prohibit some of the homeowners from participating in this work.

The standard \$40/year minor maintenance allocation is available to all circles for flower plantings, mulch, or other beautification efforts. Please submit itemized receipts to the WGHA Treasurer for reimbursement.

For major improvements; Residents of the circle will develop a written plan for improvements and present this plan to the WGHA board for approval. The plan must include a thorough description of the work being proposed, a formal bid, and a “growth” plan to ensure that any new planting will receive appropriate watering and other maintenance to ensure that they thrive. A licensed and bonded contractor must be utilized for each project.

The plan must include the names of circle residents that will participate in the growth phase care. There must be multiple households willing to take responsibility for watering and tending of new plants.

Plans for improvements should be submitted to the WGHA board by May of the year in which the work is to be completed.

The WGHA budget will accommodate 2 -3 plans per year. Up to \$500.00 will be available for each project. All residents of the circle must formally acknowledge any plan before it is approved. The WGHA Board will make the final approval of any plan submitted.

Sign-in for Annual
WCHA Meeting
January, 2010

Marla + Gail Schmitt 21 Springwood Circle

Mary & Cory Scandan 18 Rye Cir.

ERIC LEWANDOWSKI 7117 FARMINGTON WAY

LINDA SCHERVING & DAVID MAUR 6 SPRINGWOOD CIRCLE

Kathy McComb Winterset

Debra Wynne N. Westfield Rd

Greg Petersen "

Denise Clearwood "

Danny Andersen 421 Walnut Grove Dr.

Jim Howard N. Harwood

Mary Nellis N. Harwood

MK Battaglia Oxwood

Rick Carne Oxwood

Vicki Hall N Harwood

Bill + Kila Schutten 6 Harwood Cir S

MATT SCHREINER 22 GREENHAVEN CIR

JOHN S. PINN 109 N. WESTFIELD.

pickups
Schutten
&
miller's article for newsletter
re veg garden
6 Springwood