

MINUTES
WALNUT GROVE HOMES ASSOCIATION
August 23, 2010

Board Members Present: Jim Howard, Eric Lewandowski, Kathy McComb, Eileen Goode, Greg Peterson, Mary Nellis, Denise Clearwood
Absent: Tom Wall, Mary Kay Battaglia

Meeting was convened at 7:03 PM at the Lussier Community Education Center.

President's Report: Thank you from the Community Action Coalition for our donation of hoses that we no longer are using.

Fred Wade, a candidate for State Assembly, spoke to the Board and visitors about his candidacy.

Brett Hulsey, who is also a candidate for the same office, spoke about his candidacy.

Treasurer's Report:

Jim Howard reviewed the treasurer's report and there were items that needed clarification. Jim will discuss these with Tom. The Board reviewed the number of properties that have not paid yearly dues. The number of new properties not paying this year is substantial and there is a deficit of \$1,955 in the budget due to non-payment. The board was not able to discuss how we will proceed with this but Jim will also talk with Tom about measures we should take.

Greenways:

Springwood Ct has crabapple trees with disease. Could be treated or taken out for \$150 per tree or treated annually for \$150. There is a similar problem on Walnut Grove circle. One of the neighbors will talk with the other neighbors about taking out the trees on Walnut Grove and also discuss the issue with the residents of Springwood. If the trees are taken out on Springwood the residents should be encouraged to submit a plan for the circle renovation project for \$500. Greg will follow-up.

Southwick Circle has a curb-cut issue that the city has not responded to from residents. A similar problem on Oxwood was resolved as a result of resurfacing. The alderperson has also not responded. Eileen will look into this with the streets department.

Cleanup of Greenway D plants that are overrunning the walkway was brought up. We deal with these on a "as needed basis." Plantings look good but weeds take over. Get two bids from Barnes and Basset and take the cheapest or come back to the board for more funding if necessary. Also consider what effect the sealing of the walkways will have to the growth near them. Will this take care of some of the weeds?

Social:

Adult Event: September 10th (Friday) Porcupine Pete's BBQ 6PM. This is located in the former Frugal Muse location in the Pier 1 mall. It will be advertised on the listserve. WGHA will provide some snacks and there will be a cash bar.

Bonfire: Date: Saturday, Oct. 2. No movies but other kid activities. Possibly need to buy wood. Kathy and Eileen are working on this. The Board encouraged this to be a family activity.

List serve issues: people may be apprehensive to sign up because they don't understand the privacy issues related to their email address. There are less than 100 people on the list serve. Discussion about the idea of moderating the site as a way to insure privacy. We need more folks on email to get info for the Directory. Tim Goode could draft something on policy and let the board review on-line.

Newsletter:

Need to have newsletter/flyer prior to the Bonfire.

ACC:

Chicken coop issue:

Morgans on Colony Circle want to build a portable chicken coop in their yard. They came to the meeting to talk about their plan. Portable vs. permanent structures. 4 chickens need about the space of a large table. This family wants two chickens. This would not be considered "permanent" because it would not be sold with the house. It would be comparable to a swingset. There is a Madison law which addresses closeness to neighbors. Height possibly 4 feet tall or less. They can build it to suit what the Board would suggest. The board wants to be involved with this to the extent that we need to comply with the covenants and with city zoning. The family will work with Denise as they explore their options. They would like to start the project in Spring, 2011.

Attached addition to a home that will serve as storage: Neighbor on Westfield Road put an extension on a deck without any ACC involvement in 2007. The deck is a 6 foot high structure and the bottom of the structure was enclosed recently without any ACC or city approval. Neighbor cannot get through their own yard due to this structure. There was a miscommunication issue with the city with two decks at this home back in 2007. Inspector was assigned and ACC talked to him as well as obtained all the copies of the building permits. The owners said they were going to provide passage for the neighbor to go through their structure to get to the neighbors' property. We never received any application for the work and we never knew about it. The work is completed. The original does not comply with set-backs at all and should never have been approved. Denise has formally registered a complaint and Denise will work with "Greg" from the city. This is a zoning issue that involves the city since they were not alerted to this issue when the first permit

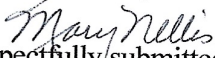
was issued.

Next Meeting:

November 8, 2010

Agenda items: Annual Meeting date and time. Consider switch to a Sunday afternoon??

Meeting was adjourned at 8:55 PM


Respectfully submitted:

Mary M. Nellis

Through 11/5/10

		2009	2010	2010	2010
		Actual	Actual	Budget	Actual vs Budget
BEGINNING CASH BALANCE		24,648.25	36,221.76	36,221.76	
INCOME					
Membership dues current year		20,800.00	19,725.00	21,140.00	(1,415.00)
Membership dues prior years		605.00	70.00	-	70.00
Dividend income		12.70	4.80	5.00	(0.20)
Interest income		8.37	123.39	50.00	73.39
Other income		40.00		-	-
City grant		2,110.50			-
Total Income		23,576.57	19,923.19	21,195.00	(1,271.81)
EXPENSES					
Insurance		910.00	909.00	910.00	1.00
Electric utilities		1,809.76	1,387.86	2,000.00	612.14
Water & sewer		631.96	695.60	650.00	(45.60)
Bank charges		43.66	45.08	50.00	4.92
Block captains		-	17.00	400.00	383.00
Circles reimbursement		-	58.92	200.00	141.08
Circle Renovation Projects		-	-	1,500.00	1,500.00
Greenways					
Electrical work		1,742.93	460.80	2,000.00	1,539.20
Greenway C improvement		791.00	-	1,200.00	1,200.00
Greenway Improvements		-	-	10,000.00	10,000.00
Maintenance		4,047.32	5,616.54	7,000.00	1,383.46
Miscellaneous		73.31	636.42	250.00	(386.42)
Newsletter		244.91	191.70	350.00	158.30
Postal		463.59	650.45	550.00	(100.45)
School donations		-	200.00	300.00	100.00
Website		44.91	78.93	50.00	(28.93)
Social		1,199.71	1,951.13	2,200.00	248.87
Total Expenses		12,003.06	12,899.43	29,610.00	16,710.57
Net inflows (outflows)		11,573.51	7,023.76	(8,415.00)	15,438.76
ENDING CASH BALANCE		36,221.76	43,245.52	27,806.76	
Cash Summary					
		12/31/2009	11/5/2010		
M&I checking		2,504.62	3,516.08		
M&I savings		14,262.00	9,729.44		
M&I CD due 10/4/10		10,000.00	-		
M&I CD due 1/13/11			10,000.00		
M&I CD due 7/13/11			10,000.00		
M&I CD due 1/7/12			10,000.00		
Baird money market		9,455.14	-		
		36,221.76	43,245.52		
M&I Park Fund		2,810.00	2,811.29		