

## AGENDA

### Walnut Grove Homes Association Board of Directors Meeting (Regular)

Monday, August 19, 2013  
7:00p.m.

Lussier Center  
Madison, WI 53717

- I. Welcome
- II. Quorum
- III. Review & Approval of April 22 Meeting Minutes (deferred from May 14)  
Review & Approval of June 25, 2013 Meeting Minutes
- IV. Committee Reports
  - Treasurer (T. Wall)
  - Greenways (G. Anibas)
  - Communications/Block Captains (E. Goode/M. Battaglia)
  - Social (K. McComb)
  - ACC (D. Clearwood)
- V. Old Business
  - IRS Status Update
- VI. New Business
  - Dog Park
  - Next Meeting
- VII. Presentation (Lieutenant John Patterson, Madison Police Department)
- VIII. Adjourn

WALNUT GROVE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 19, 2013 7:00 PM  
LUSSIER COMMUNITY EDUCATION CENTER

PRESENT: Eric Lewandowski, Tom Wall, Eileen Goode, Gabe Anibas,  
Denise Clearwood, Kathy McComb, Mary Nellis  
NOT PRESENT: Erica Healey, Mary Kay Battaglia

The minutes of the June, 2013 meeting were read and were approved  
unanimously with corrections. (McComb/Anibas motions)  
The April, 2013 meeting minutes have not been available for approval.

TREASURER: Tom Wall provided a budget update as of this  
month(attached). Twelve home owners have not paid this year's dues and  
have been sent notices requesting payment.

GREENWAYS: Gabe is awaiting all the bids for the pruning of Greenways  
B, C and D that needs to be done this year. Once we contract with a  
company then we get priority if storm damage occurs.

The proposal from Chuck Myers for the path lights was favorably received  
by the board. A motion to buy the lights and fixtures at \$109 per unit (36  
units) was approved unanimously by the board. The actual installation is an  
additional cost per unit. Gabe will store lights and fixtures.

SOCIAL: Kathy will be requesting volunteers to take charge of the  
preparations for the bonfire. If there are no volunteers then the bonfire will  
not happen.

ACC: There are plans to update and circulate the ACC rules.

OLD BUSINESS:

Dog Park: The process is proceeding but Chris Pedretti, who was our contact  
person at the Parks Division, has left city employment. Eric will try to find  
out the new contact person.

The IRS: issue has been resolved with correspondence from them. The  
determination letter we received appears to settle the matter without recourse

to formal legal action. Eric will try to determine how to get us off the IRS on-line delinquency list.

The rest of the agenda was put on hold so we could hear a presentation from Lt. John Patterson about neighborhood safety. His email is [jpatterson@cityofmadison.com](mailto:jpatterson@cityofmadison.com). The presentation he gave is a and can be sent to any resident if they contact him by email.

The meeting ended at 9:05 PM.

Submitted by:  
Mary Nellis  
Secretary

<b>Walnut Grove Homes Association</b>				
<b>2013 Budget Update</b>				
<b>8/19/2013</b>				
	<b>2012</b>	<b>2013</b>	<b>2013</b>	<b>2013</b>
	<b>Actual</b>	<b>YTD</b>	<b>Budget</b>	<b>Actual vs Budget</b>
BEGINNING CASH BALANCE	27,529.49	31,953.59	31,953.59	
<b>INCOME</b>				
Membership dues current year	17,705.00	18,812.50	19,630.00	(817.50)
Membership dues prior years	1,005.00	350.00		350.00
Interest income	80.97	33.34	55.00	(21.66)
Other income	-	-		-
Total Income	18,790.97	19,195.84	19,685.00	(489.16)
<b>EXPENSES</b>				
Insurance	936.00	983.00	950.00	(33.00)
Electric utilities	1,975.17	1,177.49	2,100.00	922.51
Water & sewer	811.61	418.35	860.00	441.65
Bank charges	2.70	3.90	25.00	21.10
Block captains	465.89	683.64	500.00	(183.64)
Circles reimbursement	50.00	40.00	200.00	160.00
Circle Renovation Projects	-	-	1,500.00	1,500.00
Greenways				
Electrical work	-	172.30	6,000.00	5,827.70
Greenway Improvements	-	-	-	-
Maintenance	5,790.16	1,414.10	12,000.00	10,585.90
Miscellaneous	374.74	851.92	1,200.00	348.08
Newsletter/publications	106.52	75.33	150.00	74.67
Postal	511.15	533.31	650.00	116.69
Community donations	200.00	-	400.00	400.00
Website	155.88	77.94	170.00	92.06
Social	2,987.05	-	3,000.00	3,000.00
Total Expenses	14,366.87	6,431.28	29,705.00	23,273.72
Net inflows (outflows)	4,424.10	12,764.56	(10,020.00)	(22,784.56)
ENDING CASH BALANCE	31,953.59	44,718.15	21,933.59	
<b>Cash Summary</b>				
	12/31/2012	8/19/2013		
M&I checking	1,811.19	17,573.52		
M&I savings	10,142.40	7,144.63		
M&I CD due 1/13/13	10,000.00			
M&I CD due 4/7/13	10,000.00			
M&I CD due 1/13/14	-	10,000.00		
M&I CD due 10/7/13	-	10,000.00		
	31,953.59	44,718.15		
M&I Park Fund	2,814.45	2,814.88		