

**WALNUT GROVE HOMES ASSOCIATION
JANUARY 10, 2011**

MEMBERS PRESENT: Eric Lewandowski, Denise Clearwood, Carrie Olson, Greg Peterson, Mary Nellis, Kathy McComb, Mary Battaglia

NOT PRESENT: Eileen Goode, Tom Wall

Meeting began at 7:22pm at the Lussier Education Learning Center.

ANNUAL MEETING IDEAS:

Sunday, January 30, 2011

Lussier Center gym is reserved from 2:30 to 4:45pm

3:00 pm Light appetizers, desserts and beverages

3:10 Introductions of Board including Carrie Olson, newsletter editor

3:20 Greenways Report (Greg) More breakdown of what has been done and what will be done and how it influences the budget.

3:40 Social (Kathy McComb)

3:45 Budget (Tom and Jim)

4:00 Vote on Budget

4:05 Presentation of goals and timelines for on-line communication (directory, listserve, newsletter)

4:15 Q/A and Social

If Paul Skidmore comes we can give him a few minutes.

Reminder: WE MUST BE OUT OF THE GYM BY 4:45 SO THE NEXT GROUP COMING IN CAN SET UP.

BUDGET:

Reviewed. The budget reduces the full household to \$50 and half at \$25.

We need \$1200 per year for upkeep of Greenway C. Maintenance budget needs to include \$1500 of bills from December. Greg will talk with Tom about this.

Improvements for asphalt will come from reserves.

Walk through in area that has spurs will get bid eventually. Area behind Kreuls (Oxwood Circle) has garlic mustard adjacent to the lot. Other people are requesting spraying and this could be costly. We would need to get estimates. We should plan to address the areas that need upkeep in the same way we did with Greenway C.

We may need to keep dues at \$60/30 because we still have to do maintenance and it could be more expensive if we do not attend to it now. When Tom revises the budget for \$60 we can email and agree to what we want to present at the annual meeting.

We need sub committees to help with projects and one way to attract people is to get them to the annual meeting so they can hear about the needs of the neighborhood.

(Possible insert in invitation: Please come to the meeting if you are interested in annual budget, walkway improvements, social gatherings or any other issues pertinent to the neighborhood.)

Invite TDS rep to the meeting or give us an idea about timeline or procedures that still need to be done before restoration takes place. There were trees that we planted and

nurtured that will need to be replaced. Mary Kay will call to get current info.

UPDATE ABOUT WESTFIELD SITUATION:

Letter that Denise sent to the Beans needs to be registered with the Register of Deeds. The Kollaths will need to follow up with an attorney if there is no action by the Beans. Denise will send Beans another letter to advise them that changes should be made by the summer.

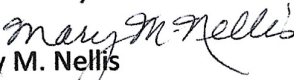
NEWSLETTER:

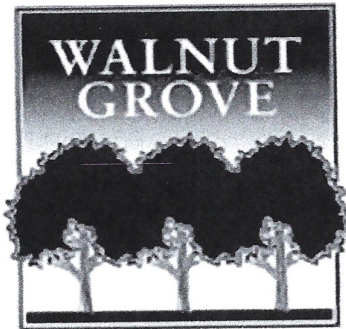
Carrie Olson is our new editor and she will be working with Mary Kay on the next newsletter. She will need any information you want in the newsletter by February 14th. Send to her at carrie.olson@yahoo.com

NEXT MEETING:

Monday, February 21, 7 pm @ Battaglia's house
We will stuff envelopes with dues notice and newsletter.

Respectfully submitted:


Mary M. Nellis
Secretary



Walnut Groves Homes Association 2011 Annual Meeting
Sunday 30 January 2011, 3:00 PM to 4:30 PM

Lussier Community Education Center
55 South Gammon Road, Madison, WI

MEETING AGENDA

- 1) Welcome and Introductions
- 2) Presidents comments
- 3) Greenways review and budget details – Greg Peterson
- 4) Social review – Kathy McComb
- 5) Budget review – Jim Howard (Tom Wall)
- 6) Vote on 2011 Budget
- 7) Block Captains and Electronic Communications Report – Eileen Goode
- 8) City news – Paul Skidmore, 9th district Alderperson.

**WALNUT GROVE HOMES ASSOCIATION
MADISON, WISCONSIN
JANUARY 25, 2010
ANNUAL HOMEOWNERS MEETING
MINUTES**

The meeting was called to order at 7:08 pm by Jim Howard, President. It was held at the Lussier Community Education Center (LCEC) and attended by 14 residents and 7 board members. There were 17 proxy votes.

The following board members were introduced:

Kathy McComb, Vice-President

Denise Clearwood, Architectural Control

Deb Wynne, Social

Mary Kay Battaglia, Newsletter

Greg Peterson, Greenways

Mary Nellis, Secretary

Tom Wall, Treasurer, was out of town working at the time of the meeting.

The minutes from the 2009 annual meeting were reviewed and approved.

Treasurer's Report

The report was reviewed with an explanation of each section by Jim Howard. The dues will continue to be \$70 full and \$35 half. A significant amount of the budget (\$10,000) will be used for seal coating and replacing some of the walkways. There will also be a donation to the LCEC.

Greenways

Walkways – All walkways were surveyed and the areas needing the most work were targeted for either seal coating or replacement. A number of bids have been obtained and the work will begin in the spring. The work will be minimally invasive. A caution about the contractor interfering with the electrical system for the lights on the walkway will be followed up by Greg Peterson with the contractor who is chosen.

Circle Maintenance and Improvements

An explanation of the new Greenway Guidelines for Circle Maintenance and Improvements was given. Discussion included concerns about the involvement of neighbors and the ability of neighbors vs contractors to do some of the work. The Board will address the issues that were brought up and will work on the guidelines before disseminating them.

Miscellaneous

Weed control on greenways will be addressed as areas are identified with significant problems. The current weed control program on the greenway off of Farmington Way was very successful.

Social

Discussion about more social activities resulted in discussion about past adult functions that were very successful. Residents felt that these should be tried again. Kathy McComb will look into some possibilities.

Architectural Control

Denise Clearwood described her role and offered to consult with residents about any proposed projects. She is an architect and has offered this service for free.

New Business

The 2010 Budget was approved unanimously by those in attendance and with 17 proxy votes.

Paul Skidmore, Alderperson for our area, spoke for 20 minutes about city business and neighborhood concerns.

There are 180 seats on city committees and if anyone is interested in becoming active they should contact Paul.

Paul will not run for alderperson again.

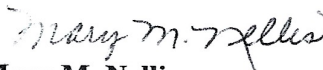
He discussed the Edgewater project and also the Target store that will be built at Hilldale.

The city has been discussing the location of structures at city parks and the need to possibly move them to areas that are more visible from the street as a way of reducing problems. This is still in the early planning stages.

A question was raised about snow plowing that blocks fire hydrants and sidewalks. Paul said that residents can get a truck number and call him about problems and he will report them.

The meeting was adjourned at 8:50 pm.

Respectfully submitted:


Mary M. Nellis
Secretary