



**MID-YEAR SOCIAL
AND
ANNUAL MEETING OF MEMBERS
SUNDAY, JANUARY 27, 2013
12:00 NOON – 2 PM
Stark Realty Office – Lower Level
702 N. High Point Road**

Please come for a light lunch and visit with neighbors prior to a short meeting to discuss and vote on the proposed budget.

If you cannot attend, please complete and detach the proxy vote form below and mail or deliver to my home address.

Eric Lewandowski
elewan@ms.com

7117 Farmington Way
Madison, WI 53717

As a household member of the Walnut Grove Homes Association, a non-stock corporation organized under Wisconsin statutes, I/we appoint:

_____ to vote by proxy at the annual meeting of association members to be held on January 27, 2013

Signature

Date

**Walnut Grove Homes Association
Annual Meeting**

**Sunday, January 27, 2013
12:00 Noon**

**Stark Company Realtors
702 North High Point Road
Madison, WI 53717**

AGENDA

- I. Welcome**
- II. Quorum**
- III. Approval of 2012 Annual Meeting Minutes**
- IV. Presentation of the Board**
- V. Nomination of New Board Members**
 - Gabe Anibas (Greenways Chair)
 - Erica Healy (Vice President)
 - Nominations from the Floor
- VI. Committees Annual Reports (Overview)**
 - Architectural Control Committee
 - Block Captains
 - Communications
 - Greenways
 - Social
 - Treasurer
- VII. President's Annual Report**
 - State of the Neighborhood
 - Process Improvement
- VII. New Business**
 - Municipal Update (Paul Skidmore, Alder, District 9, Madison)
 - Dog Park Process (Chris Pedretti, Community Services Manager,
City of Madison Parks Division)
 - Dog Park Report Presentation (Joan & Allen Liegel, Homeowners)
 - Questions & Answers
- VIII. Adjourn**

WALNUT GROVE HOMES ASSOCIATION
ANNUAL MEETING – JANUARY 27, 2013
Draft Proposed for Approval at the 2014 Annual Meeting

The meeting was called to order by President Eric Lewandowski and a quorum was established. Fifty-five residents attended representing 43 households. There were also 9 proxy votes. The minutes of the 2012 annual meeting were reviewed and there were no questions, comments or additions.

The current board of directors was introduced and Eric thanked those individuals who had previously served on the board since the last annual meeting including Kathy Raab, Greg Peterson and Jim Howard.

There are two open positions on the board and Gabe Anibas and Erica Healey have indicated an interest. Eric asked for nominations from the floor but there were none.

Reports from committee chairs:

Architectural Control: Eric acknowledged the expertise of Denise Clearwood who heads this committee but who was out of town.

Block Captains: Eileen Goode explained the contents of the Welcome Packets that are distributed to new homeowners by their block captain. A winter meeting and social for the block captains is being planned. There was also an explanation of “list-serve etiquette” and there will be another attempt to explain this concept in the next newsletter.

Communications: Mary Kay Battaglia asked if residents like the information about city-wide activities that she posts on the list-serve. A resident suggested that the WGHA website also post this information as well as the information about the annual meeting date, place and time and all board meetings. The minutes can also be placed on the website. Eileen Goode will work with Ann Moser regarding these requests.

Greenways: Since this position has been vacant, Eric Lewandowski has been overseeing the responsibilities and working with the Walnut Grove Garden Club, the Madison Parks Department and other Madison City Departments to look at ways to manage the greenways and other space in our neighborhood. He submitted a proposal for a green space improvement grant that was accepted but not funded by the city. There has been an inspection of our walkway light system (36 fixtures) and there will be a need to replace the transformers in the future. There will also be a need to keep tabs on invasive species such as the emerald ash borer.

Social: Kathy McComb is providing many opportunities throughout the year for residents to develop a sense of community by meeting and socializing with neighbors. She welcomes your suggestions for future events.

Treasurer: A copy of the proposed budget was distributed. Eric explained that there is a need to increase the dues by \$5 to \$65 per household. There is a need to start the work on the transformers this year and to keep a reserve. There is no need to vote on the proposed budget as the by-laws were amended to increase the annual dues up to \$75 without a need for a vote.

A resident raised a concern that neighbors on some circles are putting their yard waste on the landscaping at the top of the circle. All yard waste will be picked up from in front of

the owners home. It is a violation of a city ordinance to dump yard waste on other property. There will be a mention of this in the next newsletter.

President's Report: Eric reported on his various contacts and meetings with City departments and with the local fire, police and alder person. He would like to see a future social activity involve the opportunity for other residents to meet and speak to these people. Eric has also had contacts with other neighborhood association leaders after attending the yearly Mayor's Neighborhood Conference. There are three activities that will occupy the board this year; decision about the need for liability insurance for board members, the WGHA's legal status with the IRS as a 501c4 and process improvement to maintain written documents of roles, responsibilities and activities of the board.

Aldersperson Report: Paul Skidmore reported that he has been the alder for the past 12 years and he is running again for that position in the spring. He wants to know if there are any problems with residents seeking city services. People can call him to help with problems. He reported that construction of an overpass will begin soon for Junction Road at Mineral Point Road. Completion is set for November, 2013. There is also a sound barrier being constructed along the beltline for residents of Sauk Creek that will also benefit our neighborhood. Paul briefly touched on the dog park issue. He encouraged residents to vote on the matter as well as attend the hearings on the selection of dog parks on the west side. He said there are very few complaints about the city dog parks. A resident asked about the closure of the west side yard waste station off of Mineral Point Road. Paul acknowledged it is due to funding. He said residents should send him emails to restore funding at district9@cityofmadison.com

Dog Park at Walnut Grove Park: Joan and Al Liegel presented information they had gathered by visiting some of the city dog parks. Their information is available in a packet they have provided at the Alicia Ashman Library. The Liegel's expressed their concerns in the areas of traffic/parking, sanitation and safety. They are not opposed to dogs or dog parks, but don't feel that Walnut Grove is a good place for a dog park.

Chris Pedretti, Community Services Manager for the City of Madison Parks Division, and Josh Schmit, Manager of Park Rangers, brought a map of the Walnut Grove Park to illustrate where the proposed dog park would be. They also provided a flow chart of the process the Parks Department uses to reach a decision about creating a dog park. Part of the process is completing a survey that is on-line or available at the library. They addressed the issues of traffic/parking, safety and sanitation and said that there would be more neighborhood meetings for people to address the issues and learn more.

The Liegels and the Parks employees continued to answer questions after the meeting adjourned.

Submitted by:

Mary Nellis, Secretary

SIGN IN WGHA MEMBERS

<u>NAME</u>	<u>ADDRESS</u>
JACK + SHIRLEY MERRILL	7413 FARMINGTON TON WAY.
Gabe Aribas TOM WALL	1 Farmington Ct. 7309 Whitacre
Carlyce Skjervem	5 Harwood Circle S.
- Sharon Neyer	33 Southwick Cir.
ERIC LEWANDOWSKI	7117 Farmington Way
GINA	"
Julie Vance	402 Walnut Grove
Kathi Vos	413 Walnut Grove Dr
Scott Lytle	" " " "
Ken + Elizabeth Sadeghian	29 Wintersit Cir
Donna OLeary	7125 Farmington Way
Amit Popat	10 Stone Crest

SIGN IN WGHA MEMBERS

NAME

ADDRESS

Kim O'Brien

34 Stone Crest

Joan Liegel

7405 Farmington Way

Allen Liegel

7405 Farmington Way

Mark Schmitt

21 Springwood Circle

Kendra + Aaron Abel

7210 Farmington Way

- Judy - Rick Conne

5 Oxwood Circle

Jack Lorentz

30 Winterset Circle

Leann Johnson

17 Colony Circle

Zheyuan Jin

7301 Farmington Way

Phung Kituu

310 N. Gammann Rd

Erica Healey

10 N Harwood

Liz

523 WALNUT GROVE ^{DL} ~~RD~~

KRISTI HOLDEN

601 Walnut Grove Dr

- Janet Zmaga

Ch

Stanley S. Johnson

17 Colony Cir

SIGN-IN

WGHA MEMBERS

NAME

ADDRESS

DAVE PHILLIPS

Emily Caruso

Joan Kreul

Tommye Schneider

Sylvia & Larry Poppelbaum

Carol Solomon

Joan Schmitt

Cathy & Jan Foltz

MATT SCHREINER

Irene Saylor

KATHERINE BOWELL

Mary Kay Battaglia

JOHN S. RAB

DEBRA WYNN

RON WYNN

Christopher Lee

Lynn & Charlie Morgan

30 SOUTHWICK CR.

517 Walnut Grove Dr.

21 OXWOOD CIR

30 Southwick Cir

6 Southwick Cir

314 N Westfield Rd

Parks Division

205 N Westfield Rd

22 GREENHAVEN CIR

17 Greenhaven Cir

7022 FARMINGTON WAY

37 Oxwood Circle

604 N. Westfield Rd

422 N. Westfield Rd

7126 Farmington Way

10 Colony Circle

Walnut Grove Homes Association						
2013 Draft Budget						
					Projected	
		2011	2012	2012	2012	2013
		Actual	Projected	Budget	Actual vs Budget	Draft Budget
BEGINNING CASH BALANCE		38,997.88	27,529.49	27,529.49		31,449.23
INCOME						
Membership dues current year		17,700.00	17,705.00	18,120.00	(415.00)	18,120.00
Membership dues prior years		945.00	1,005.00	-	1,005.00	
Interest income		201.91	79.69	100.00	(20.31)	55.00
Other income		-	-	-	-	
Total Income		18,846.91	18,789.69	18,220.00	569.69	18,175.00
EXPENSES						
Insurance		909.00	936.00	910.00	(26.00)	950.00
Electric utilities		1,892.66	1,990.00	2,000.00	10.00	2,100.00
Water & sewer		773.10	811.61	800.00	(11.61)	860.00
Bank charges		8.30	2.70	25.00	22.30	25.00
Block captains		-	465.89	500.00	34.11	500.00
Circles reimbursement		200.00	50.00	200.00	150.00	200.00
Circle Renovation Projects		1,020.00	-	1,500.00	1,500.00	1,500.00
Greenways						
Electrical work		2,487.72	-	3,500.00	3,500.00	6,000.00
Greenway Improvements		8,175.00	-	-		-
Maintenance		10,949.26	6,200.00	13,000.00	6,800.00	10,000.00
Miscellaneous		154.88	339.30	150.00	(189.30)	200.00
Newsletter/publications		106.64	106.52	200.00	93.48	150.00
Postal		604.20	625.00	500.00	(125.00)	650.00
Community donations		100.00	200.00	400.00	200.00	400.00
Website		146.88	155.88	160.00	4.12	170.00
Social		2,787.66	2,987.05	2,700.00	(287.05)	3,000.00
Total Expenses		30,315.30	14,869.95	26,545.00	11,675.05	26,705.00
Net inflows (outflows)		(11,468.39)	3,919.74	(8,325.00)	(12,244.74)	(8,530.00)
ENDING CASH BALANCE		27,529.49	31,449.23	19,204.49		22,919.23
Cash Summary						
		12/31/11	12/31/12			
M&I checking		392.96	1,307.67			
M&I savings		7,136.53	10,141.56			
M&I CD due 1/13/13		-	10,000.00			
M&I CD due 4/7/13		-	10,000.00			
M&I CD due 1/13/12		10,000.00	-			
M&I CD due 1/7/12		10,000.00	-			
		27,529.49	31,449.23			
M&I Park Fund		2,812.93	2,814.31			