

**Walnut Grove Homes Association
Annual Meeting**

**Sunday, January 24, 2016
12:00 Noon**

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

AGENDA

- I. Welcome - E. Lewandowski**
- II. Appointment of Designated Secretary**
- III. Quorum**
- IV. Presentation of 2015 Annual Meeting Minutes**
- V. Special Tribute to Jack Lohrentz**
- VI. Acknowledgement of 2015-16 WGHA Board of Directors (M. Schmitt, VP, K. Raab, Secretary, K. Kollath, Treasurer, G. Anibas, Greenways, D. Clearwood, ACC, K. McComb, Social, T. Hogle, Communications, K. Chambers, Block Captains**
- VII. Madison Municipal Update (Paul Skidmore, Alder, District 9)**
- VIII. Presentation on Architectural Control Committee Review Process – (Derek Pavelec, D. Clearwood)**
- IX. President’s Annual Report - State of the Neighborhood**
- X. Committees Annual Reports (Overview)**
 - ACC (included in above Presentation)
 - Treasurer – K. Kollath -
 - Greenways - G. Anibas
 - Social – K. McComb
 - Block Captains - (included in President’s Report)
 - Communications – (included in President’s Report)
- XI. Presentation of 2016 Board-Approved Budget - K. Kollath**
- XII. Questions & Answers**
- XIII. Adjourn**

Walnut Groves Homes Association Annual Meeting
January 24, 2016
Stark Company Realtors Meeting Room
702 North High Point Rd, Madison WI 53717
Mark Schmitt, Acting Secretary

1. Meeting called to order at 12:15 PM
Introduction and Welcome by Eric Lewandowski, WGHA President
2. Appointment of Acting Secretary
3. Quorum (10% of membership) established: 53 attendees + 24 proxies
4. Motion to suspend reading of minutes by John Pinto, seconded by Pat Delaney
Voice vote approving minutes of 2015 WGHA Annual meeting as printed and distributed (see attachment)
5. President Lewandowski presented a plaque to Mrs. Mary Lohrentz, widow of former WGHA President and Board member Jack Lohrentz acknowledging his many years of service to the Association with the thanks of the WGHA Board as expressed in the resolution (attached) passed unanimously by the Board at their December 2015 meeting.
6. Acknowledgement of 2015-2016 WGHA Board: M. Schmitt, VP, K. Raab, Secretary, K. Kollath, Treasurer, G. Anibas, Greenways, D. Clearwood, ACC, K. McComb, Social, T. Hogle, Communications, K. Chambers, Block Captains
7. President Lewandowski turned the floor over to Madison Common Council District 9 Alder Paul Skidmore for his presentation of topics of interest to the neighborhood (see attached agenda) and to answer membership questions
8. Summary of Architectural Control Committee review process (Denise Clearwood, Derek Pavelec)
9. Introduction to and demonstration of Next Door Madison, new communications tool (Derek Pavelec). Acknowledge contributions by ACC Review working group: D. Pavelec, P. Delaney, M. Schmitt, L. Howard, J. Howard, E. Lewandowski, and others
10. Acknowledgement for production of neighborhood Directory (Tina Hogle)
11. Treasurers Report (Karen Kollath), see attached summary
Items of special note:
~ \$1,000 per annum increase in urban forestry assessment by city (largely due to Emerald Ash Borer remediation costs) for 18 WGHA "parcels"
~ \$1,000 per annum increase in electric base rate charges due to changes in MG&E assessments
Motion to approve budget (as presented) by John Pinto, seconded by Pat Delaney
Motion passed by unanimous acclimation, including proxies
12. Committee Reports:
Greenways, G. Anibas
Social, K. McComb
New WGHA Records Archiving Project, M. Schmitt
Acknowledge Block Captains, including K. Chambers (chair)
13. President's Annual Report, E. Lewandowski (attached)
14. Election of new Secretary Mary Nellis (nominated by B. Nellis, seconded by John Pinto, approved by unanimous acclimation)
15. Meeting adjourned 2:48 PM

Winter-Spring 2016 President's Message

by

Eric C. Lewandowski

As I reported at our very well-attended Annual Meeting on January 24, once again hosted by Walnut Grove neighbor and accomplished real estate professional Katherine Bidwell at Stark Company Realtors (many thanks), the state of Walnut Grove remains basically sound. Sadly, we lost a neighborhood mainstay, former WGHA president Jack Lohrentz in November, and recognize again with gratitude his dedicated service. At the same time, it is a pleasure to relate that the work Jack and others promoted continues today:

- In terms of living standards, based on quarterly real estate reports, 2015 achieved nearly a 10-year record in home sales, with a 13% increase in Dane County in 2015 over 2014 and an average single family property value in Walnut Grove itself pegged at \$314,860. Our neighborhood also saw a healthy fifteen properties turn over by the end of last year, many of which were purchased by first-time homeowners, including younger families with children.
- With respect to quality of life, Walnut Grove continues to reflect its reputation as a solid neighborhood, with low crime, owing to heightened public awareness of safety and security, visibly increased police patrol activity and programming opportunities, such as the Madison Police Department Citizen Academy (which I took part in over nine weeks last fall) and the new Coffee with a Cop Program. Despite the emerald ash borer (EAB), a city-wide bane being held at bay by the determined efforts of our Greenways committee, the Walnut Grove Greenways system, only one of two in the city, continues to add value and gratification to area residents as does our by now well-established Walnut Grove Dog Park.
- Our Social activities also continue to build neighborhood rapport and community spirit, and this year I would like to propose holding more WGHA "Programs with a Purpose" – social activities tied to both casual neighborly exchanges and more serious interactions possibly related to enhanced environmental attention, home improvement, community awareness and leadership building, safety and security, as well as other increased opportunities for personal relationship and local area development. This year I am encouraging greater neighborhood involvement in WGHA governance and have moved to hold our public meetings, whenever possible, in the centrally-located Alicia Ashman Public Library.
- I'm also pleased to relate the successful roll-out or completion of a number of useful projects that have been in the works for some time, including the review and streamlining of our Architectural Control Committee guidelines, the updating of our handy and attractive Neighborhood Directory, migration from our older listserv-based information platform to the much more powerful and increasingly popular NextDoorWalnutGrove website as well as improvements to our own WGHA website. We've also revamped our Block Captains network and hope to make it more responsive to neighborhood needs.

- As we approach the Fiftieth Anniversary of the creation of Walnut Grove, dating from the filing of our Covenants in August, 1969, I also am encouraging persons having a long-standing history with the neighborhood to collect and share their documents and personal reminiscences about their experiences in anticipation of creating an Anniversary History of Walnut Grove. This work of information and data collection currently is being undertaken by our Vice President Mark Schmitt whose contact information appears in our Directory and on our website, and who is eagerly soliciting such material.
- It is important to note that none of the improvements undertaken or already accomplished on your behalf by the Walnut Grove Homes Association Board of Directors is tied to dues increases or other assessments. Our dues have remained stable for the past three years and it is to be hoped that, with inevitable passing of the EAB infestation, and with ongoing careful stewardship, operating costs likewise can be kept at bay, or, ideally, reduced going forward.

In the meantime, to sustain accomplishments like these, it is important to note the vital importance of ongoing volunteer neighborhood support for WGHA Board activities. We currently have openings for two Board positions, a **Block Captains Coordinator** and a **Communications Coordinator**. Both roles are well-established and serve the outreach functions of our Board. The BCC essentially serves as a conduit between the Board and our 27 Block Captains by providing them welcoming information and occasional notices for distribution to residents while keeping the Board apprised of neighborhood interests and needs. Our Communications Coordinator maintains electronic and paper communications with residents, via the Walnut Grove website, Facebook page, and NextDoorWalnut Grove. Both are invaluable as voting Board members positioned to help maintain area cohesion and build a sense of community. Please call me, or any other Board member listed on our website walnutgrovemadison.com/ for further information or any questions about either of these important Board positions.

Above all, I want to encourage anyone and everyone interested in learning more about our neighborhood and seriously considering their own household's role in it, to become more involved in it. Talk up the neighborhood with friends, family and other associates. Attend meetings and Socials. Step up and volunteer to help organize them. Consider becoming a Block Captain. Think about joining the WGHA Board, especially now in light of the above opportunities. For those with families, teach your children about the benefits of belonging to a community of neighbors, not just a geographic neighborhood, or, if you prefer, a unique place like Walnut Grove: A Neighborhood that Cares. Our Home.