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**Walnut Grove Homes Association
Annual Meeting**

**Sunday, January 25, 2015
12:00 Noon**

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

AGENDA

- I. Welcome**
- II. Quorum**
- III. Approval of 2014 Annual Meeting Minutes**
- IV. Presentation of the Board**
- V. Acknowledgement of Service: Mary Kay Battaglia, Tom Wall**
- VI. Nomination of New Board Members**

- VII. President's Annual Report**
 - State of the Neighborhood

- VIII. Committees Annual Reports (Overview)**
 - Architectural Control Committee (deferred to below)
 - Block Captains - Eileen Goode
 - Communications - Mary Kay Battaglia
 - Greenways - Gabe Anibas
 - Social - Kathy McComb *Feb 22 Schwoeflers - new residents - everyone*
 - Treasurer - Tom Wall

- IX. Presentation of 2015 Budget**

- X. Architectural Control Committee (Denise Clearwood)**
 - General Report
 - Committee Review Process Presentation

- XI. New Business**
 - Municipal Update (Paul Skidmore, Alder, District 9, Madison)
 - Questions & Answers

- XII. Adjourn**

Walnut Grove Homes Association Annual Meeting Minutes

Sunday, January 25, 2015

12:00 Noon

Mary Kay Battaglia, Acting Secretary

Stark Company Realtors

702 North High Point Road

Madison, WI 53717

Call to Order. President Eric Lewandowski called the meeting to order and a quorum was established. The minutes of the 2014 annual meeting were reviewed and there were no questions, comments or notes, and were approved.

Thanks given to Stark Realty and Katherine Bidwell, a Stark employee and Walnut Grove neighbor, for providing a space to hold our annual meeting. Thanks also to City Alder Paul Skidmore. Board members introduced. Tom Wall, treasure and Mary Kay Battaglia, newsletter chair, are stepping down from the board. Karen Kollath and Tina Hogle submitted their names for nomination to join the board. No other members of the audience volunteered. Vote taken and approved of Karen and Tina's nomination to be new additions to the board.

President Report – Verbatim Presentation Included as Attachment

Committee Reports

Block captains – Need new block captain for Westfield (Danielle Peterson moved), condos on Walnut Grove (close to Westfield area) and Foxboro Circle. Eileen Goode chair of the block captains explained the role of the captains and how information should flow from the board to the block captains and then to the residents.

Communication – Those attending meeting were asked how many are currently on the list-serv and mostly all in attendance were currently on the list-serv. The new newsletter chair and Block Captain and website coordinator plan to meet and discuss best way to communicate with residence to accommodate all residents needs. Tina Hogle will be replacing Mary Kay Battaglia as new newsletter chair.

Greenway – Gabe Anibas addressed the current state of the greenways. LED bulbs are reducing the electricity cost to the budget. There have been some lights vandalized and police reports have been made. Please keep an eye out for any vandalism to the lights or greenway areas. Thanks to Diane Littman who coordinated a spring neighborhood invasive weed pull in the greenways and we expect to do another this spring. Maintenance on the trees will continue including pruning oak trees. Eric added that there is a DNR grants available that he and Gabe will be looking into that will help identify Ash trees on resident's lots so they can make an educated decision about treating trees.

Social – Kathy McComb,, social chair reported that several social events were not held this year due to the construction of the dog park. Bonfire was a success and the Packer tailgate was also a success this year and many events are planned for 2015.

First event will be Feb. 22 at Schwoegler's with a focus on new members. All welcome to join to mingle and meet new neighbors.

Treasurer – Tom Wall, said the budget handout is incorrect and numbers were verbally revised. Currently down to 3 residents who have not paid their dues, which is a very good. Dues will remain at \$70 annually. Please see attached budget.

ACC presentation - Denise Clearwood, ACC chair, presented information about the committee she has formed this year that is trying to discuss Walnut Grove ACC guidelines and the difficulty with updating them to accommodate current residents, city ordinances and needs of the community but maintaining the focus of our original by-laws. The committee has sent out two surveys. Several of the issues of controversy include: fences, seasonal vehicle parking, chicken coops, etc... Please respond to future surveys to help the committee discuss and get a feeling for what our residents think about issues on the by-laws. Some of the issues the committee is dealing with are city ordinances being different than our Walnut Grove By-laws. This will be a year-long investigation and discussion so please contact Denise if you have any suggestions or input.

Madison Municipal Update. Paul Skidmore, District 9, City Alder discussed how pleased he is with the engagement of the Walnut Grove neighborhood. He said the city has noticed our efforts on EAB, social gatherings and even informing our residents of current issues and praised our community. Mr. Skidmore covered the new budget that included fees for EAB assessment. He discussed the new sound wall on the Beltline. It has created sound problems for secondary areas and plants are being planted. He feels the new police chief has provided a good working environment for the community and feels he is addressing new issues including the racial factors seen throughout the nation. Mr. Skidmore continues to be concerned with the 911 center and problems associated with this program. He is looking to form a city wide 911 center. On the transportation front, development at Junction Road/Mineral Point is complete and has been deemed a great success. The focus now will go towards expanding Highway M to Verona. The road resurfacing in our neighborhood is mostly done but there is a small section that is not complete. There have been several new playgrounds updated on the west-side. If Walnut Grove is interested in upgrading the playground those interested should contact the city as there are funds for additions. Crime in our area is stable and mostly opportunity crime. Please call police if anything is abnormal so they can help. Dog Park seems to be a success. There is a new development being proposed by the CDA (Community Development Agency). This development will be on Tree Lane near condos as you turn toward Mineral Point. It is proposed to be up to 40 apartments to house homeless families and managed and run by a full time staff from Hartland Inc. and YWCA. The advantage is the city owns the property, its near groceries and bus-lines and not near a lot of poverty. City has to review this proposal thoroughly and will take some time but hope to start construction next spring. There is currently a similar building on E. Washington that has just been approved and is phase 1, Tree Lane will be phase 2. Families will be selected after an intense review process.

President's Annual Report

Since much of what I want to say is reflected in the Committee Reports, I want to limit my Annual Report to the following

- **State of the Neighborhood** is fundamentally sound, based on the common interest in maintaining a safe, attractive, friendly atmosphere within the neighborhood. I have been exchanging e-mails and met with Alder Paul Skidmore, Captain Victor Wahl, Madison Police, Animal Control, the UW Extension, and the Arboretum, as well as many other people on an as needed basis. I also have talked with many neighbors who have reported issues related to safety and security this past year, and have weighed in on the Listserv, when I thought appropriate. We had Lieutenant John Patterson attend our August regular Board meeting and give a very detailed talk about Safety and Security. And when Gary Mau and I met with Madison Westside District Police Captain Wahl at very short notice on December 13 following a flurry of listserve activity, I was impressed by the eager willingness of the MPD to hear our concerns and address them decisively. Captain Wahl in fact provided us with longitudinal statistics over the past ten years on criminal activity he had custom prepared for Walnut Grove and the numbers indicated no unusual bump or spike in either the numbers or type of criminal or mischievous activity that warrant concern about perceived downturns in the quality of life in WG, or emerging trends of danger to life, health or property. Over the past eighteen months or so, we have engaged in a very healthy and oftentimes vocal, but still civil, neighborhood discussion on the Walnut Grove Park dog park – which was authorized by the Madison Parks Commission on May 8. Alder Skidmore will speak more about this process, but I want to say that in my estimation and that of the Board, the interests of the neighborhood were well-met by the City. I continue to be in communication with Jule Stroick and Linda Horvath of the, Madison Planning as well as Sally Miley, Katie Crawley, Laila Dacosta, Lisa Olmsted and other staff in Mayor Soglin's office, and my counterparts in Dudgeon-Monroe, Sauk Creek, Prairie Hills and other neighborhood associations. We all tend to share common interests and concerns based on our shared volunteer membership organizational status. Among the most prevalent interests/concerns are: maintaining an active membership, including recruiting engaged members across all age cohorts, addressing increasingly pressing liability issues, especially related to the growing tendency of folks to pursue remedies for perceived issues through legal processes, versus communications, and the need to protect volunteer neighborhood association members from potential litigation growing out of their service. I am in the process of reviewing bids from several insurers including our current carrier, Kevin Arendt at Schwarz Insurance with respect to adopting DNO insurance coverage I proposed at our last

Annual Meeting. And, most importantly from a legal standpoint, I kept up a steady stream of e-mail and hardcopy correspondence as well as phone messaging with the IRS last year with respect to our reported delinquent status as a 501 (c) (4) tax exempt organization and in October we received a large packet of documentation and a determination letter stating that we are in full compliance with the IRS Code.

- **Process Improvement** I want to continue several initiatives that I began in 2012 with our new Board with respect to process improvement and will continue to report on progress in this area, and the overall need for openness, transparency and improved communications going forward. I welcome everyone's input.

Walnut Grove Homes Association
1/24/16 Annual Meeting

	2014 Actual	2015 Actual	2015 Adjusted Budget	2015 Actual vs Budget	2016 *Proposed* Budget
BEGINNING CASH BALANCE	25,555	28,758	28,758	-	24,745
INCOME					
Membership dues current year	21,290	20,525	21,140	615	21,140
Membership dues prior years	455	-	-	-	-
Interest income	28	18	25	7	20
Other income	-	100	-	(100)	1,150
Total Income	21,773	20,643	21,165	522	22,310
EXPENSES					
Insurance	1,481	1,329	1,550	221	1,500
Electric utilities	1,211	1,893	1,900	7	2,100
Water & sewer	935	1,311	950	(361)	2,000
Bank charges	53	30	50	20	50
Block captains	392	174	500	326	100
Circles reimbursement	119	120	120	-	120
Circle Renovation Projects	-	-	-	-	-
Greenways					
Electrical work	737	749	1,000	251	1,000
Greenway Improvements	-	-	-	-	-
Maintenance	9,584	12,620	12,000	(620)	12,000
Miscellaneous	151	996	550	(446)	150
Newsletter/publications	61	282	100	(182)	1,400
Postal	395	207	575	368	450
Annual meeting	529	1,024	550	(474)	200
Community donations	200	-	200	200	-
Website	178	45	175	130	175
Social	2,545	3,025	3,000	(25)	815
WGHA Archiving					250
ACC Review	-	851	500	(351)	-
Total Expenses	18,570	24,656	23,720	(936)	22,310
Net inflows (outflows)	3,203	(4,013)	(2,555)	1,458	-
ENDING CASH BALANCE	28,758	24,745	26,203	1,458	24,745

Cash Summary

	12/31/2014	12/31/2015
BMO Harris checking	3,108	1,817
BMO Harris savings	8,467	5,970
BMO Harris CD due 1/13/15	10,000	
BMO Harris CD due 4/7/15	10,000	
BMO Harris CD due 1/13/16		10,000
BMO Harris CD due 4/7/16		10,000
	31,575	27,787
BMO Park Fund	2,817	2,818

Walnut Grove Homes Association			
2014 Annual Meeting (1/25/15)			
December 31, 201			
	2014	2014	2015
	Budget	Actual	Final Budget
BEGINNING CASH BALANCE	25,554.71	22,474.71	28,747.77
INCOME			
Membership dues current year	21,140.00	21,290.00	21,140.00
Membership dues prior years	-	455.00	-
Interest income	40.00	28.10	25.00
Other income	-	-	-
Total Income	21,180.00	21,773.10	21,165.00
EXPENSES			
Insurance	2,000.00	1,481.00	1,550.00
Electric utilities	1,400.00	1,210.70	1,150.00
Water & sewer	870.00	934.91	950.00
Bank charges	20.00	52.70	50.00
Block captains	650.00	392.00	500.00
Circles reimbursement	120.00	118.96	120.00
Circle Renovation Projects	1,500.00	-	1,500.00
Greenways			
Electrical work	1,000.00	737.17	1,000.00
Greenway Improvements	-	-	-
Maintenance	12,000.00	9,583.64	12,000.00
Miscellaneous	400.00	150.75	300.00
Newsletter/publications	100.00	61.44	100.00
Postal	575.00	394.69	575.00
Annual meeting	550.00	529.16	550.00
Community donations	200.00	200.00	200.00
Website	175.00	178.32	175.00
Social	2,700.00	2,544.60	3,000.00
Total Expenses	24,260.00	18,570.04	23,720.00
Net inflows (outflows)	(3,080.00)	3,203.06	(2,555.00)
ENDING CASH BALANCE	22,474.71	25,677.77	26,192.77
Cash Summary			
	12/31/2013	12/31/2014	
M&I checking	1,408.87	3,108.00	
M&I savings	4,145.84	5,649.77	
M&I CD due 1/13/15		10,000.00	
M&I CD due 4/7/15		10,000.00	
M&I CD due 1/13/14	10,000.00		
M&I CD due 1/7/14	10,000.00		
	25,554.71	28,757.77	
M&I Park Fund	2,814.45	2,817.27	
		25,677.77	

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