

WALNUT GROVE HOMES ASSOCIATION

MINUTES JUNE 13, 2011

Attendees: Denise Clearwood, Kathy McComb, Greg Peterson, Eric Lewandowski, Mary Nellis, Eileen Goode

The minutes from the annual meeting were approved.

COMMITTEE REPORTS

Treasurer:

Tom Wall submitted the budget summary through 6/13/11 and a list of households with unpaid annual dues. The association is owed \$2655 in past dues. The board agreed that we should send a letter to all members who have not paid dues in three years letting them know that the Board will place a lien on the property if the dues are not paid. We need to look up the current procedures for obtaining a lien and the costs. Then we need to retain a lawyer to do this. We need to write something in the by-laws to cover this and then in the newsletter. Eileen will make some calls to ask about lien procedures and costs.

In regard to homeowners who recently missed paying their dues we will attempt to contact some of them as a reminder. Kathy will talk to the new owners at 7201 Farmington and Eileen will contact Neil Werner about 2 Southwick and Buskus at 25 Southwick.

By June 24th the board should have all the information about the lien procedures. Then a policy needs to be drafted.

Newsletter:

Carrie was called from the meeting. She can put together a newsletter if she gets information from the board members. The minutes will be sent to her with an entry that can be put into the newsletter.

Social:

Friday night adult socials being planned for July 8 at Capitol Brewery and Sprechers on 8/26.

4th of July – parade and pot luck. Board provides a treat (last year was freeze pops) and drinks. Looking for a person to run this. Kathy McComb has called Cathy Bidwell to see if she can do this.

ACC

Denise needs new committee members. There is limited involvement which includes meeting with Denise when an issue comes up. Since only two signatures are needed the committee members would take turns handling requests with Denise. Names of residents who might be interested were proposed and will be contacted.

Issues about modification to the tudor on 7018 Colony were discussed. The residents want to change from a classic tudor style to a more updated look that will be easier to maintain. The board agreed that the owners should proceed with improvements that include vinyl siding to cover the tudor style.

Greenways:

Greg expects an electric bill for @\$1500 for a transformer that has rotted and needs to be replaced. T

Tree work and lawn mowing is proceeding. Our neighborhood did not sustain any tree damage from the storm last week.

Dale Fenley has one estimate for the asphalt repaving. We want 2-3 bids.

Greenhaven Circle project:

We should allow for an initial \$500 for the resubmitted proposal and inform them that there is the potential to resubmit the following year for another \$500 if no other new proposals are submitted in that year. No circle will be given more than \$1,000. Greg will inform Matt Schreiner. An addendum should be written to the original policy which states that second year funding might be available if no other new plans are submitted in that year. The board is committed to helping circles revitalize their space. The plan from Greenhaven could serve as a model for other circles and once the work is completed could be a newsletter article. Denise has the "before" picture.

There is a raised garden bed on the greenway at Colony and Millstone, behind 7101 Colony Dr. The homeowner has done a nice job that looks professional and there have been no complaints. The board recognizes that there are other areas in which homeowners take responsibility for caring for greenway space that abuts their lot and this is a help to the association. We should be aware of these and not let the practice get out of hand but also not discourage cooperation from residents.

There is an issue of a fire pit and chairs in the wooded area off of Greenway C. This may be a fire hazard as the area is heavily wooded and sparks from a fire could cause a major problem. We need to all look at this area and make a decision how to handle it.

NEW BUSINESS

Possible date for bonfire – October 15th? Kathy will check Memorial schedule re homecoming . There is a UW game that day but probably is scheduled for an early time.

NEXT MEETING - Mark your calendars!!! Monday, September 12th. I will get a room at Lussier.

Respectfully submitted:

Mary M. Nellis, Secretary

Walnut Grove Homes Association				
Actual 2011 Results Through 6/13/11				
	2010	2011	2011	2011
	Actual	Actual	Budget	Actual vs Budget
BEGINNING CASH BALANCE	36,221.76	38,997.88	38,997.88	
INCOME				
Membership dues current year	19,875.00	17,150.00	18,120.00	(970.00)
Membership dues prior years	210.00	765.00	-	765.00
Dividend income	4.80	-	-	-
Interest income	123.71	108.86	200.00	(91.14)
Other income			-	-
City grant				-
Total Income	20,213.51	18,023.86	18,320.00	(296.14)
EXPENSES				
Insurance	909.00	909.00	910.00	1.00
Electric utilities	1,887.82	829.19	2,000.00	1,170.81
Water & sewer	695.60	386.55	725.00	338.45
Bank charges	45.08	8.30	25.00	16.70
Block captains	527.75	-	500.00	500.00
Circles reimbursement	58.92	80.00	200.00	120.00
Circle Renovation Projects	-	-	1,500.00	1,500.00
Greenways				
Electrical work	460.80	-	1,500.00	1,500.00
Greenway C improvement	-	-	-	-
Greenway Improvements	-	-	10,000.00	10,000.00
Maintenance	8,991.50	2,575.34	15,400.00	12,824.66
Miscellaneous	685.36	131.92	250.00	118.08
Newsletter	265.08	106.64	300.00	193.36
Postal	650.45	588.36	650.00	61.64
School donations	200.00	-	200.00	200.00
Website	108.90	68.94	125.00	56.06
Social	1,951.13	295.40	2,250.00	1,954.60
Total Expenses	17,437.39	5,979.64	36,535.00	30,555.36
Net inflows (outflows)	2,776.12	12,044.22	(18,215.00)	30,259.22
ENDING CASH BALANCE	38,997.88	51,042.10	20,782.88	
Cash Summary				
	6/13/11	12/21/10		
M&I checking	4,509.24	1,467.06		
M&I savings	16,532.86	7,530.82		
M&I CD due 7/13/11	10,000.00	10,000.00		
M&I CD due 7/13/11	10,000.00	10,000.00		
M&I CD due 1/7/12	10,000.00	10,000.00		
	51,042.10	38,997.88		
M&I Park Fund	2,812.22	2,811.64		

2010 incl. Oxford Circle curb work (527.21)

NEW POLICY APPROVED BY THE BOARD

WGHA Greenway Committee Guidelines for Circle Maintenance and Improvements

Any pruning or removal of dead trees/shrubs will be done as needed and paid for from the regular greenways budget. Please notify the Greenways Chairperson of any circle maintenance needs. Circles grass cutting is a shared responsibility of the circle residents. It is recommended that circle residents be sensitive to special circumstances that might prohibit some of the homeowners from participating in this work.

The standard \$40 per year minor maintenance allocation is available to all circles for flower plantings, mulch, fertilizer, or other beautification efforts. Please submit itemized receipts to the WGHA Treasurer for reimbursement.

For major improvements; Residents of the circle will develop a written plan for improvements and present this plan to the WGHA board for approval. The plan must include a thorough description of the work being proposed, a formal bid, and a "growth" plan to ensure that any new planting will receive appropriate watering and other maintenance to ensure that they thrive.

Residents are encouraged to utilize a licensed and bonded contractor for circle improvements. If you choose to do any improvements that require digging below the frost line without the use of a contractor, you must call Digger's Hotline to ensure that all gas, power, cable and telephone lines are marked. Trees and large shrubs installed without a contractor must be purchased from a reputable nursery with a minimum one year growth guarantee.

The plan must include the names of circle residents that will participate in the growth phase care. There must be multiple households willing to take responsibility for watering and tending of new plants.

Plans for improvements should be submitted to the WGHA board by May of the year in which the work is to be completed. The WGHA budget will accommodate 2-3 plans per year. Up to \$500 will be available for each project.

All residents of the circle must formally acknowledge any plan before it is approved. The WGHA Board will make the final approval of any plan submitted.