

## AGENDA

### Walnut Grove Homes Association Board of Directors Meeting (Regular)

Tuesday, May 28, 2013  
7:00 p.m.

Lussier Center  
Madison, WI 53717

- I. Welcome
- II. Quorum
- III. Review & Approval of April 9, 2013 Meeting Minutes
- IV. Committee Reports
  - Treasurer (T. Wall)
  - Greenways (G. Anibas/E. Lewandowski)
  - Communications/Block Captains (E. Goode/M. Battaglia)
  - Social (deferred in K. McComb's absence)
  - ACC (D. Clearwood)
    - Fences
    - ACC Guidelines Review
- V. Old Business
  - West Side Dog Park Update (E. Healy)
  - Insurance Update (E. Lewandowski)
  - IRS Status Update (E. Lewandowski)
  - Organizational Process Improvement Update (E. Lewandowski)
    - ICE File
    - WDFI Records
- VI. New Business
  - Bylaws (E. Lewandowski)
  - Next Meeting
- VII. Adjourn

WALNUT GROVE HOMES ASSOCIATION  
MINUTES – MAY 28, 2013  
Lussier Community Education Center

Board Members Present: Eric Lewandowski, Erica Healey, Tom Wall, Denise Clearwood, Gabe Anibas, Mary Nellis

Guests: Derek Pavelec, Pam Conrad

TREASURER'S REPORT:

-92% of dues have been collected and second notices are going out this week  
-\$12,000 is budgeted for greenways and \$6,000 for electrical work.

GREENWAYS:

Gabe gathering prices/bids for lighting and trees that need to be cut.

When there is a dispute as to whose property a tree is on (neighbor or association property) it often is difficult to assess responsibility. Derek suggested the neighbor call diggers hotline because they have the tools to find the spikes for lot lines. We have imprecise maps and the pins sometimes have shifted.

Si Winstrand, a retired naturalist and a volunteer for the Parks Department, will provide a "walk" around our wooded areas and give the board some recommendations based on what he sees. Gabe will also contact Arbor Systems (Dave) to walk through the wooded areas and assess our ash trees. Kathy McComb's son (Andrew) marked the ash trees on the greenways he could identify with blue tape. Report attached.

Greenways committee: Gabe, Kathy McComb, Oliver Perry, Kathy Pope, Pam Conrad

Tom Wall says that garlic mustard makes some of the best pesto he has ever made. Good way to encourage neighbors to pick it.

Should there be signage on the greenways that says dogs should be on lease? If we put a notice in the newsletter does that cover our liability? Eric will talk with our insurance carrier.

ACC

Unauthorized fencing is becoming an issue. Neighbors cannot put up a new fence if an old one is taken down. There is nothing in the covenants about the upkeep of fencing although the city zoning does address upkeep of property. At this point an inventory of fences in Walnut Grove needs to be done. The ACC committee of Eric L., Derek Pavelec, MK Battaglia, Greg Peterson and Denise Clearwood will do this.

It was suggested that at a social in the Fall we could have a mini meeting to discuss this issue and gather some ideas from neighbors. We could also provide a speaker who could demonstrate some gardening ideas that provide some of the same benefits as fencing.

**BLOCK CAPTAINS:**

Wittinghams are moving. Mary Kay will speak with others on Walnut Grove.

**NEWSLETTER:** Articles should be sent to Mary Kay by June 18<sup>th</sup> with possible publishing date on the 20<sup>th</sup>.

**OLD BUSINESS:**

1. Dog Park: Chris Pedretti has said that the recommendations for a dog park in Walnut Grove Park have been approved and will be forwarded to the Parks Board for their authorization. Specifics have not been shared with us. Eric will ask for a status update.
2. Insurance Update: Eric has a meeting with Kevin Arendt (Capitol Indemnity Corp.) at Schwartz Insurance Company to discuss DOA and other insurance. He is also going to meet with State Farm and Neckerman Insurances. He will also ask the opinion of these companies regarding our IRS issue. Steve Suleski could not recall any issues with the IRS when he was on the board.

**NEW BUSINESS:**

**MOTION:** Erica Healey made a motion to establish a By Laws Committee. This was seconded by Eileen Goode and passed.

The committee will be made up of at least 5 people to include Tom Wall, Denise Clearwood and Erica. Erica will serve as the chair only if the committee can write the draft, accept changes after the WGHA board reviews with a majority vote and presents a final draft to the neighborhood at the annual meeting.

**NEXT MEETING:** JUNE 25, 2013