

WALNUT GROVES HOMES ASSOCIATION  
DIRECTORS MEETING  
May 2, 2016

Present: Eric Lewandowski, Mark Schmitt, Gabe Anibas, Mary Nellis  
Arriving late: Kathy McComb, Karen Kollath

Guests: Derek Pavelec, Patrick Delaney

Meeting held at Lussier Community Education Center began at 6:45 PM without a quorum.

Discussion:

Despite changes to the board over the last several years many issues remain the same with Communications and Block Captains. Eric wants to look at how to decide issues before we bring on new people to the board. Suggestions were made to meld some of the responsibilities instead of having separate board members assigned as the chair of a group.

Block Captains....does this need to be a board position or should it be under Communications? Many current block captains are not fulfilling their responsibilities and not handing out welcoming packets.

Consider some of the following ideas:

1. Communications, Social and Block Captains could be a three person responsibility from members on the board.
2. Think of calendar of events for which board members take primary responsibility and other board members help with coverage.
3. Have a month to month plan listing what board actions need to occur when and who will do them. Create timelines and people responsible for these actions.

Mark's archival project may give the board insights into rationales as to the decisions that have been made previously.

Minutes of board meetings or action reports should contain the rationale for decisions or an appendix or index to indicate what actions were taken and why.

Derek pointed out that the board is responsible for fulfilling the by-laws and saw this as somewhat limited to the green ways and ACC. Mary noted that communicating with homeowners needs to occur regularly in order to keep the green ways and ACC information current with homeowners. Socials can also be made more meaningful by presenting pertinent information like homeowner landscaping that corresponds to bylaws rather than fencing. Socials do not have to be an expense, but just an opportunity to bring neighbors together.

Eric suggested an overall concept: Neighborhood information and outreach. This would include:

1. Governance
2. Information
3. Green ways
4. ACC

Derek suggested that one way to do this would be to allow the board to figure this out without specific titles. Using an eclectic perspective have people who can work together and have one person be responsible without creating titles.

Quorum occurred because Kathy McComb joined the meeting.

Motion to approve: MS seconded GA

Approved

Karen also joined the meeting.

#### ACC

Questions about the report that was submitted by Denise Clearwood.

Discussion about the fence on Oldfield Road and the decision to allow parts of the current fence to be upgraded. The criteria that the ACC committee used was as follows:

The fencing was part of the original house construction and is attached to the house. The owner wanted to provide maintenance for the original fence. The project was approved because it is considered maintenance for an existing fence.

MS motioned to accept the ACC report as provided by DC. MN seconded in favor of approving. Motion passed with four votes to approve and two against.

Meeting adjourned at 8:47 pm.

Respectfully submitted:

Mary M. Nellis  
Secretary



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RE: WGHA May 2, 2016 Agenda Draft

People

**Denise Pine Clearwood** <pineclear@charter.net> Apr 30 at 11:24 AM

To 'Eric Lewandowski', dr.science@tds.net, mmmnellis@yahoo.com,

kkollath@kollathcpa.com, 73anibasgj@gmail.com,

kamccomb@tds.net

CC pavelec@wisc.edu, pavelec@uwalumni.com,

pat\_delaney@colonydrive.com

Hi Everyone...

Here is the ACC update submission for board meeting agenda:

1. 7106 Farmington: The owners informed the ACC that the current renter would not be providing the information requested in order to keep the fence at 4'-0" high. We were told instead that the renter will be moving out in May and will be taking down the fence. I will continue to monitor this situation to make sure that the fence is gone by the beginning of June. If the removal of the fence does not happen by the beginning of June, the ACC will be in contact with the owner.

2. 314 Oldfield Road: The ACC met on Thursday, April 28<sup>th</sup> to review three projects submitted by one owner. The projects include: a screen porch, a pergola and replacement of a portion of an existing 4'-0" high fence that has been in place for over 30+ years. The screen porch and pergola were approved without remarks. The fence replacement was approved on maintenance terms only. The portion of fence being replaced will be the same material and construction as the existing with no changes. Both 314 and 318 Oldfield want the fence to remain and will be sharing the cost of the replacement.

3. 7310 Whitacre: The owners of this property will be keeping bees starting this summer. Our covenants clarify under section VIII. "Domestic Animals" that beekeeping is not allowed in the neighborhood due to the restriction for fencing required in the flight path. There are other options such as dense vegetation that can be used instead of fencing. The neighbors will be keeping the hive at least 25 feet from the property line for now so there will be no need for a barrier. I made them aware of the covenants and told them to contact the ACC when they their plans change to relocate the hive and we can discuss options for the flight path. According to the permit for beekeeping, all surrounding neighbors need to be notified.

There is another issue that I am trying to collect information on so that I can present it to the ACC and the board. It will take some time and when I get the necessary information, I will share it. In light of this issue, I will rescind my resignation from the board so that we still comply with the requirements of the bylaws stating that one board member shall be appointed as the ACC chair. For the time being it makes more sense for me to follow through on a few things regarding the ACC and I want to make sure that we comply with board operations. If the board does not agree and would rather appoint someone else to handle the ACC, please let me know. I will not be at the next board meeting.

Take Care.  
 Denise Clearwood  
 ACC chair

From: Eric Lewandowski [mailto:eclwandow@aol.com]