

WALNUT GROVE HOMEOWNERS ASSOCIATION

BOARD MEETING – NOVEMBER 8, 2010

Meeting began at 7:10 PM at the Lussier Community Education Center.

Present: Jim Howard, Eric Lewandowski, Mary Kay Battaglia, Kathy McComb, Eileen Goode, Mary Nellis

Absent: Greg Peterson, Denise Clearwood, Tom Wall

Treasurer's Report:

Tom Wall was unable to attend because of out of town business. He did submit a budget summary that was reviewed.

It was asked if information about the listserve can be included in the dues statements that are mailed in 2011.

Greenways:

No report. Jim Howard discussed some aspects of the plan to upgrade the walkways. Given some new information the plan is on hold until the spring.

Winterset Circle has indicated they would like to use funds for circle improvement but there has not been a submitted proposal. Although this circle was not identified as one needing work, this could serve as a model for other circles to see once it is completed.

It appears that TDS is still working in the neighborhood so any restoration of areas will not begin until after all work is completed.

Social:

There was a successful meeting with some of the block captains. Changes to their role were discussed and there were no objections from those who attended. Block captains are being asked to help gather information for the directory and the listserve. If a resident on their block/circle wants to receive a hard copy of the newsletter, the block captain would make a copy for the resident.

Communications: Listserve, Newsletter and Directory

It is the intention of the WGHA to become more communicative through the use of a listserve, an on-line directory of residents and owners and an on-line newsletter. There will be a paper copy of the directory and residents would be informed that updates would be on the listserve. If residents want a paper copy of the newsletter that will be provided by the block captain and the association will reimburse the block captain for costs. Jim Howard expressed a concern to keep residents engaged during the transition process from paper to on-line services. There should be a planned transition with dates and goals.

The directory would not be on the web-site and Tim Goode would protect the integrity of the information and update it regularly.

There are currently 90 people on the listserve. This does not mean 90 households as there may be two residents in the same household on the listserve. There is a need to audit the listserve as some people who are not residents are currently on it. There was discussion about whether or not a city official (President of City Council) should have access to the listserve but no decision was made.

There was discussion about finding a new person to take over responsibility for the newsletter. It was offered that it might be easier to find a person who does not have to be on the Board to do this position. The association would offer to cover any expenses for the work. Mary Kay would be willing to stay on the board. There needs to be at least three newsletters yearly (February, May and before the bonfire in the Fall) with the possibility of a fourth if necessary.

New Business:

1. Annual Meeting

There will be a board meeting on Monday, January 10, 2011 to plan for the annual meeting (7 pm at Lussier). Some items to be discussed:

- review proposed budget
- create an agenda for the annual meeting
- how to get block captains to the annual meeting – we need more people to review the budget.

There must be a mailed notification of the annual meeting that includes a proxy form.

Some ideas for additional topics at the annual meeting included:

- presentation of goals and timelines for on-line communication (directory, listserve and newsletter)
- solar power in the neighborhood (the Solomons on Westfield)
- Emerald Ash Borer
- What is the future of the neighborhood as it relates to architectural control? How do people feel about some of the covenants and deed restrictions? For people who attend could there be a questionnaire they fill out as they come in that gives us some ideas of their interests related to this topic.
- powerpoint of photos from social events (need some from bonfire)

2. Board members's tasks

Please provide Tom Wall with budget proposals for the 2011 budget ASAP. This will allow board members to confer on-line about budget items prior to us meeting on January 10th.

Respectfully submitted:

Mary Nellis
Secretary

Walnut Grove Homes Association
DRAFT 2011 Budget
Actual 2010 Results Through 12/21/10

	2009 Actual	2010 Actual	2010 Budget	2010 Actual vs Budget	DRAFT 2011 Budget
BEGINNING CASH BALANCE	24,648.25	36,221.76	36,221.76		40,963.44
INCOME					
Membership dues current year	20,800.00	19,875.00	21,140.00	(1,265.00)	15,100.00
Membership dues prior years	605.00	210.00	0.00	210.00	0.00
Dividend income	12.70	4.80	5.00	(0.20)	0.00
Interest income	8.37	124.62	50.00	74.62	200.00
Other income	40.00		0.00	0.00	0.00
City grant	2,110.50			0.00	
Total Income	23,576.57	20,214.42	21,195.00	(980.58)	15,300.00
EXPENSES					
Insurance	910.00	909.00	910.00	1.00	910.00
Electric utilities	1,809.76	1,715.38	2,000.00	284.62	2,000.00
Water & sewer	631.96	695.60	650.00	(45.60)	725.00
Bank charges	43.66	45.08	50.00	4.92	25.00
Block captains	0.00	527.75	400.00	(127.75)	500.00
Circles reimbursement	0.00	58.92	200.00	141.08	200.00
Circle Renovation Projects	0.00	0.00	1,500.00	1,500.00	1,500.00
Greenways					
Electrical work	1,742.93	460.80	2,000.00	1,539.20	1,500.00
Greenway C improvement	791.00	0.00	1,200.00	1,200.00	0.00
Greenway Improvements	0.00	0.00	10,000.00	10,000.00	10,000.00
Maintenance	4,047.32	7,198.00	7,000.00	(198.00)	7,250.00
Miscellaneous	73.31	686.65	250.00	(436.65)	250.00
Newsletter	244.91	265.08	350.00	84.92	300.00
Postal	463.59	650.45	550.00	(100.45)	650.00
School donations	0.00	200.00	300.00	100.00	200.00
Website	44.91	108.90	50.00	(58.90)	125.00
Social	1,199.71	1,951.13	2,200.00	248.87	2,250.00
Total Expenses	12,003.06	15,472.74	29,610.00	14,137.26	28,385.00
Net inflows (outflows)	11,573.51	4,741.68	(8,415.00)	13,156.68	(13,085.00)
ENDING CASH BALANCE	36,221.76	40,963.44	27,806.76		27,878.44

Cash Summary

	12/31/09	12/21/10
M&I checking	2,504.62	3,433.00
M&I savings	14,262.00	7,530.44
M&I CD due 10/4/10	10,000.00	0.00
M&I CD due 1/13/11		10,000.00
M&I CD due 7/13/11		10,000.00
M&I CD due 1/7/12		10,000.00
Baird money market	9,455.14	0.00
	36,221.76	40,963.44
M&I Park Fund	2,810.00	2,811.52

From: Tom & Cathy Wall (wall7309@tds.net)
To: jvhoward1@charter.net;
Date: Wed, December 22, 2010 11:21:30 AM
Cc: pineclear@charter.net; marybattaglia@tds.net; Eclewandow@aol.com; gapeter@charter.net;
kamccomb@tds.net; egoode@northernloon.com; mmmnellis@yahoo.com;
Subject: Proposed 2011 WGHA Budget

Hi All,

Attached is a worksheet showing from left to right:

2009 actual revenue and expenses

2010 ytd actual revenue and expenses - note, these should be final #'s. If you have bills to be paid, please get them to me before year end.

2010 budget

2010 actual vs. budget - better/(worse) than budget

2011 DRAFT budget highlighted in yellow

2011 BUDGET NOTES

I have used \$50 (full) and \$25 (half) for dues. We will end the current year with nearly \$41,000 in the war chest. This beginning 2011 amount, combined with budgeted expenditures, will draw down our reserve in 2011 such that we cannot be accused of unnecessarily building cash balances. Note that the ending cash balance per the 2011 budget is nearly identical to the ending amount per the 201 budget.

Greenway improvements of 10,000 has been brought forward from last year's budget. This I believe was for path repairs which I'm assuming will occur in 2011.

The social budget has been increased to 2,250. This represents an increase of 300 over actual 2010 expenditures. I think folks enjoyed the expanded social activities and a budget increase shouldn't be a tough sell with reduced annual dues.

Please provide comments on the draft budget, especially for those line items that you control or have insight to. Thanks in advance.

Greg, were there Greenway C improvements in 2010 that I perhaps coded to regular Greenway maintenance? If so, let me know who the vendor was and I'll update the records.

Tom

Walnut Grove Homes Association						
Actual 2010 Results						
			FINAL			
			2010	2010	2010	
			Actual	Budget	Actual vs Budget	
BEGINNING CASH BALANCE			36,221.76	36,221.76		
INCOME						
Membership dues current year			19,875.00	21,140.00	(1,265.00)	
Membership dues prior years			210.00	-	210.00	
Dividend income			4.80	5.00	(0.20)	
Interest income			123.71	50.00	73.71	
Other income				-	-	
City grant					-	
Total Income			20,213.51	21,195.00	(981.49)	
EXPENSES						
Insurance			909.00	910.00	1.00	
Electric utilities			1,887.82	2,000.00	112.18	
Water & sewer			695.60	650.00	(45.60)	
Bank charges			45.08	50.00	4.92	
Block captains			527.75	400.00	(127.75)	
Circles reimbursement			58.92	200.00	141.08	
Circle Renovation Projects			-	1,500.00	1,500.00	
Greenways						
Electrical work			460.80	2,000.00	1,539.20	
Greenway C improvement			-	1,200.00	1,200.00	
Greenway Improvements			-	10,000.00	10,000.00	
Maintenance			8,991.50	7,000.00	(1,991.50)	
Miscellaneous			685.36	250.00	(435.36)	2010 incl. Oxford Circle curb work (527.21)
Newsletter			265.08	350.00	84.92	
Postal			650.45	550.00	(100.45)	
School donations			200.00	300.00	100.00	
Website			108.90	50.00	(58.90)	
Social			1,951.13	2,200.00	248.87	
Total Expenses			17,437.39	29,610.00	12,172.61	
Net inflows (outflows)			2,776.12	(8,415.00)	11,191.12	
ENDING CASH BALANCE			38,997.88	27,806.76		
Cash Summary						
			12/31/2009	12/21/2010		
M&I checking			2,504.62	1,467.06		
M&I savings			14,262.00	7,530.82		
M&I CD due 10/4/10			10,000.00	-		
M&I CD due 1/13/11				10,000.00		
M&I CD due 7/13/11				10,000.00		
M&I CD due 1/7/12				10,000.00		
Baird money market			9,455.14	-		
			36,221.76	38,997.88		
M&I Park Fund			2,810.00	2,811.64		