

## AGENDA

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

Thursday, November 7, 2013  
7:00p.m.

Lussier Center  
Madison, WI 53717

- I. Welcome
- II. Quorum
- III. Review & Approval of September 25, 2013 Meeting Minutes
- IV. Committee Reports
  - Treasurer (T. Wall)
  - Greenways (G. Anibas)
  - Communications/Block Captains (E. Goode/M. Battaglia)
  - Social (K. McComb)
  - ACC (D. Clearwood)
- V. Old Business
  - Insurance Status Update
  - Dog Park
- VI. New Business
  - Annual Meeting
- VII. Adjourn

WALNUT GROVE HOMES ASSOCIATION  
MINUTES - BOARD OF DIRECTORS MEETING  
THURSDAY, NOVEMBER 7, 2013

Present: Eric Lewandowski, Erica Healey, Eileen Goode, Denise Clearwood, Tom Wall, Mary Kay Battaglia, Kathy McComb, Mary Nellis  
Absent: Gabe Anibas

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

Minutes of the previous meeting were approved.

COMMITTEE REPORTS

Treasurer: Tom Wall

Gary Kakazu and Tom are looking into how liens can be applied for unpaid dues.

Need to plan for Director's insurance in the 2014 budget (\$1000 due in January 2014). Eric is completing forms.

Tom is checking on why we are paying for sewer bill from city.

Greenways:

Board is directing Gabe to call a meeting of the Greenways Committee to determine what needs to be done in 2014. Gabe can then email the board as to what the committee decides. The light poles may need some cosmetic attention.

First light on path off of Farmington Way is missing a panel.

Light behind Battaglia house is on all the time.

Social: Kathy McComb

Packer Party on Stonecrest: 50+ people attended

Bonfire: Thanks to Lyndsey Miller and Dave Lyon for digging the pit and carrying the wood.

David Henry volunteered his water for use.

Communications: Eileen Goode

Will Benton (Oldfield) may be interested in taking over the listserve.

Danielle Peterson will be asked to be a block captain for Westfield.

Current number of residents on listserve - 240

February is slated for a block captain party.

Park Fund:

Could this be used for park benches in the Greenways? There is a composite material guaranteed for a lifetime through Vermont Wood Studio. Cost is \$800 for a Leopold Bench.

ACC: Denise Clearwood

There will be a power point presentation at the annual meeting to demonstrate the fencing issues in the neighborhood.

Miscellaneous:

Kathy McComb is emailing the city parks division to clarify what is happening as a result of the clearing that has occurred in the park designated for the dog park.

New Business:

Annual Meeting scheduled for Sunday, January 26, 2014, noon -2 at Stark Realty Company.

Noon -12:30 social/food

12:30 meeting

Agenda:

Budget review

Greenway enhancements

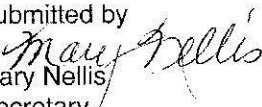
Dog Park update

Covenant Review with power point presentation - Fences Uncovered

Consider asking the following if they are interested in board positions: Kathy Raab, Pam Conrad, Will Benton.

Meeting adjourned at 8:55 PM

Submitted by

  
Mary Nellis  
Secretary

<b>Walnut Grove Homes Association</b>					
<b>2013 Budget Update</b>					
<b>11/7/13</b>					
		<b>2012</b>	<b>2013</b>	<b>2013</b>	<b>2013</b>
		<b>Actual</b>	<b>YTD</b>	<b>Budget</b>	<b>Actual vs Budget</b>
BEGINNING CASH BALANCE		27,529.49	31,953.59	31,953.59	
INCOME					
Membership dues current year		17,705.00	19,200.00	19,630.00	(430.00)
Membership dues prior years		1,005.00	525.00		525.00
Interest income		80.97	33.96	55.00	(21.04)
Other income		-	-		-
Total Income		18,790.97	19,758.96	19,685.00	73.96
EXPENSES					
Insurance		936.00	983.00	950.00	(33.00)
Electric utilities		1,975.17	1,661.51	2,100.00	438.49
Water & sewer		811.61	836.70	860.00	23.30
Bank charges		2.70	3.90	25.00	21.10
Block captains		465.89	683.64	500.00	(183.64)
Circles reimbursement		50.00	40.00	200.00	160.00
Circle Renovation Projects		-	482.54	1,500.00	1,017.46
Greenways					
Electrical work		-	6,431.54	6,000.00	(431.54)
Greenway Improvements		-	-	-	
Maintenance		5,790.16	9,748.60	12,000.00	2,251.40
Miscellaneous		374.74	1,052.41	1,200.00	147.59
Newsletter/publications		106.52	75.33	150.00	74.67
Postal		511.15	544.93	650.00	105.07
Community donations		200.00	-	400.00	400.00
Website		155.88	122.52	170.00	47.48
Social		2,987.05	1,809.80	3,000.00	1,190.20
Total Expenses		14,366.87	24,476.42	29,705.00	5,228.58
Net inflows (outflows)		4,424.10	(4,717.46)	(10,020.00)	(5,302.54)
ENDING CASH BALANCE		31,953.59	27,236.13	21,933.59	
<b>Cash Summary</b>					
		<b>12/31/2012</b>	<b>11/7/2013</b>		
M&I checking		1,811.19	3,090.88		
M&I savings		10,142.40	4,145.25		
M&I CD due 1/13/13		10,000.00			
M&I CD due 4/7/13		10,000.00			
M&I CD due 1/13/14		-	10,000.00		
M&I CD due 1/7/14		-	10,000.00		
		31,953.59	27,236.13		
M&I Park Fund		2,814.45	2,815.51		

<b>Walnut Grove Homes Association</b>					
<b>2014 Draft Budget</b>					
<b>11/7/13</b>				<b>Full Year</b>	
		<b>2012</b>	<b>2013</b>	<b>2013</b>	<b>2014</b>
		<b>Actual</b>	<b>YTD</b>	<b>Projected</b>	<b>Draft Budget</b>
BEGINNING CASH BALANCE		27,529.49	31,953.59	31,953.59	24,487.03
INCOME					
Membership dues current year		17,705.00	19,200.00	19,330.00	21,140.00 @ \$70/\$35
Membership dues prior years		1,005.00	525.00	525.00	-
Interest income		80.97	33.96	34.25	40.00
Other income		-	-	-	-
Total Income		18,790.97	19,758.96	19,889.25	21,180.00
EXPENSES					
Insurance		936.00	983.00	983.00	1,500.00
Electric utilities		1,975.17	1,661.51	2,000.00	2,000.00
Water & sewer		811.61	836.70	836.70	870.00
Bank charges		2.70	3.90	35.00	25.00
Block captains		465.89	683.64	683.64	600.00
Circles reimbursement		50.00	40.00	80.00	120.00
Circle Renovation Projects		-	482.54	482.54	1,500.00
Greenways					
Electrical work		-	6,431.54	6,650.00	1,000.00
Greenway Improvements		-	-	-	-
Maintenance		5,790.16	9,748.60	10,500.00	10,000.00
Miscellaneous		374.74	1,052.41	1,100.00	500.00
Newsletter/publications		106.52	75.33	100.00	100.00
Postal		511.15	544.93	544.93	575.00
Community donations		200.00	-	200.00	200.00
Website		155.88	122.52	160.00	175.00
Social		2,987.05	1,809.80	3,000.00	2,700.00
Total Expenses		14,366.87	24,476.42	27,355.81	21,865.00
Net inflows (outflows)		4,424.10	(4,717.46)	(7,466.56)	(685.00)
ENDING CASH BALANCE		31,953.59	27,236.13	24,487.03	23,802.03
Cash Summary					
		12/31/2012	11/7/2013		
M&I checking		1,811.19	3,090.88		
M&I savings		10,142.40	4,145.25		
M&I CD due 1/13/13		10,000.00			
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M&I CD due 1/13/14		-	10,000.00		
M&I CD due 1/7/14		-	10,000.00		
		31,953.59	27,236.13		
M&I Park Fund		2,814.45	2,815.51		