

## AGENDA

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

Sunday, October 28, 2012  
7:00 p.m.

Pizza Hut Meeting Room  
7440 Mineral Point Road  
Madison, WI 53717

- I. Welcome
- II. Quorum
- III. Review & Approval of August 26 Meeting Minutes
- IV. Committee Reports
  - Treasurer (T. Wall)
  - Greenways (E. Lewandowski)
  - Communications/Block Captains (E. Goode/M. Battaglia)
  - Social (K. McComb)
  - ACC (D. Clearwood)
- V. Old Business
  - Mayor's Neighborhood Conference Report (E. Lewandowski)
  - New Board Member Search Update (E. Lewandowski)
  - IRS 501 (c) (4) Status Update (K. Raab)
  - Organizational Process Improvement update (E. Lewandowski/K.Raab)
  - Dog Park Update (K. McComb)
- VI. New Business
  - Annual Meeting Topics
  - Next Meeting
- VII. Adjourn

## MINUTES

### WALNUT GROVE HOMES ASSOCIATION Board of Directors Meeting October 28, 2012

The meeting was held at Pizza Hut (Mineral Point Road) and called to order at 7:10 PM.

Present: Eric Lewandowski, Kathy Raab, Tom Wall, Mary Nellis, Eileen Goode

The minutes from the August 26<sup>th</sup> meeting were approved unanimously.

ACC:  
No report

#### TREASURER:

Delinquent dues: 15 homes are still delinquent. Notices have gone out to these owners. This is similar to past years when dues payments trickle in. There are liens on two properties with large outstanding dues. The condo ownership on Whitacre is still in dispute and Tom will look into the ownership for these properties.

The insurance we presently have only covers general liability for the greenways. We need to look at coverage for board members.

#### GREENWAYS:

We are waiting for 2 bids on electrical work that needs to be done. An hourly rate for work would be better than a contract at this time.

#### COMMUNICATIONS:

There is still a need for a block captain on Foxboro.

#### SOCIAL:

Greenway Crawl was very successful with neighbors wanting events like this to continue.

Bonfire had 72 people after being rescheduled due to weather. A sub-committee is needed for this event next year.

NEW BUSINESS:

Neighborhood Conference:

Eric attended and found that other neighborhood groups are relying on both paper and electronic communication.

New Board members are being sought. Eric will pursue contacting people he has spoken to about positions.

IRS

We still have not received any information from our request to the IRS. Possibly contact Rick Conne to see if he remembers information related to an IRS application in the past.

Organizational Process Improvement

Need to establish some policies related to more than one person signing checks for large amounts of money.

Job descriptions and process mapping would help us to be able to more easily track what we do as officers and also as an organization.

Dog Park

No report

Annual Meeting

Date: Sunday, January 27, 2013

Place: Dahmens Restaurant, Blackhawk Church, Granite City

1 hour time frame for meeting with social to follow. No report from alderperson, but he will be invited. Door prizes??? Other inducements?

If the dog park is still an issue that will be an agenda item. The discussion will have to be limited. Eileen Goode is willing to moderate it.

A "save the date" notice will be sent out in November once the date, time and place are decided. This will be done by email to block captains to pass along to residents and by the list serve.

NEXT MEETING:

SUNDAY, DECEMBER 2, 7 PM

Agenda: Planning for the annual meeting.

*Mary M. Nellis*  
Submitted by:

Mary Nellis, Secretary

Walnut Grove Homes Association				
2012 Results Through 10/28/12				
	2011	2012	2012	2012
	Actual	YTD Actual	Budget	Actual vs Budget
BEGINNING CASH BALANCE	38,997.88	27,529.49	27,529.49	
<b>INCOME</b>				
Membership dues current year	17,700.00	17,385.00	18,120.00	(735.00)
Membership dues prior years	945.00	955.00	-	955.00
Interest income	201.91	67.12	100.00	(32.88)
Other income	-	-	-	-
Total Income	18,846.91	18,407.12	18,220.00	187.12
<b>EXPENSES</b>				
Insurance	909.00	936.00	910.00	(26.00)
Electric utilities	1,892.66	1,615.05	2,000.00	384.95
Water & sewer	773.10	811.61	800.00	(11.61)
Bank charges	8.30	2.70	25.00	22.30
Block captains	-	465.89	500.00	34.11
Circles reimbursement	200.00	50.00	200.00	150.00
Circle Renovation Projects	1,020.00	-	1,500.00	1,500.00
Greenways				-
Electrical work	2,487.72	-	3,500.00	3,500.00
Greenway Improvements	8,175.00	-	-	
Maintenance	10,949.26	5,183.53	13,000.00	7,816.47
Miscellaneous	154.88	333.51	150.00	(183.51)
Newsletter/publications	106.64	106.52	200.00	93.48
Postal	604.20	511.15	500.00	(11.15)
Community donations	100.00	200.00	400.00	200.00
Website	146.88	116.91	160.00	43.09
Social	2,787.66	2,987.05	2,700.00	(287.05)
Total Expenses	30,315.30	13,319.92	26,545.00	13,225.08
Net inflows (outflows)	(11,468.39)	5,087.20	(8,325.00)	(13,412.20)
ENDING CASH BALANCE	27,529.49	32,616.69	19,204.49	
<b>Cash Summary</b>				
	12/31/2011	10/28/2012		
M&I checking	392.96	2,475.56		
M&I savings	7,136.53	10,141.13		
M&I CD due 1/13/13	-	10,000.00		
M&I CD due 4/7/13	-	10,000.00		
M&I CD due 1/13/12	10,000.00	-		
M&I CD due 1/7/12	10,000.00	-		
	27,529.49	32,616.69		
M&I Park Fund	2,812.93	2,813.63		

*Jim has access / Making grant*