

AGENDA

Walnut Grove Homes Association Board of Directors Meeting

- I. Call to order (M. Schmitt)**
- II. Quorum (M. Nellis)**
- III. Review and Approval of August 1, 2016 Board Meeting Minutes (M. Nellis)**
- IV. BRIEF Committee Reports**
 - Treasurer (K. Kollath, absent, deferred)**
 - Architectural Control (D. Clearwood)**
 - Greenways (G. Anibas, absent, deferred)**
 - Social (K. McComb)**
 - Archiving Project (M. Schmitt) Nothing to report**
- V. Old Business**
 - Communications (deferred)**
- VI. New Business**
 - Planning for Annual mtg 1/29, 2017 Stark Realtors (Old Sauk and High Point)**
 - Nominations: timing, wording, distribution**
 - Budget philosophy and implementation (rigid vs. flexible)**
 - West Place presentation review (Mark)**
 - Mayor's symposium (Eric)**
- VII. Next Meeting**
 - Full meeting**
 - Budget Prep**
 - Communications brainstorming**
- VIII. Adjourn**

WALNUT GROVE HOMES ASSOCIATION
MINUTES
OCTOBER 11, 2016

The meeting was called to order at 6:42 PM at the Alicia Ashman Library.
Present: Mark Schmitt, Eric Lewandowski, Kathy McComb,
Karen Kollath, Gabe Anibas, Mary Nellis
Guests: Gretchen and Jeff Conrad

New Business:

ANNUAL MEETING

Discussion of how to count the number of households in attendance at the annual meeting.
Design a sign up sheet to easily count households and not the number of people. There is only one vote per household.

The secretary (Mary Nellis) will have all the proxies sent to her and these will be tabulated along with the number of households present so a quorum can be established at the beginning of the meeting.

Does the previous wording on the proxy need to be included?

Use Nextdoor-Walnut Grove for announcing annual meeting and call for nominations.

Consider using newsletter and distribute to block captains at a social. Possible date Nov. 6 at Tamarack or Stark Realty.

NEWSLETTER

Include a thank you to block captains for what they do and list all their names. Highlight some who have given recent past service (Julie Vincent and Merrills). Possibly have pictures of areas still needing a block captain.

NOMINATIONS TO THE BOARD

What are the number of openings? Mary not continuing. Others on the board have not indicated if they are continuing or leaving the board.

Functioning of a new board could be different than how previous boards have operated. Sauk Creek uses a project and task-based model. That can be determined by the new board, but then how do we go about trying to recruit when we don't have a clear picture of how a board will function? Do we continue to describe positions as they currently are or emphasize shared responsibility?

BUDGET

What is the philosophy for developing the 2017 budget? Is it legalistic or can the budget be fluid?

Proposed meeting at Karen's house to begin drafting a budget. Sunday November 13 in late afternoon with Karen, Mark, Mary and Eric. Regular meeting sometime after that.

MISCELLANEOUS

Get a new neighbor packet to Laura Lang for 7418 Whitacre.

Contact Sonja and David Henry to become block captains for 6 houses on Farmington Way.

They would be replacing Shirley and Jack Merrill.

Meeting ended at 8:47 PM.

Submitted by:

Mary Nellis

From: Eric and Gina Lewandowski eclewandow@aol.com

Subject: Re: Newsletter

Date: November 18, 2016 at 8:46 AM

To: mmmnellis@yahoo.com, Mark Schmitt dr.science@tds.net, Kathy McComb kamccomb@tds.net, Karen Kollath kkollath@kollathcpa.com, Denise Clearwood pineclear@charter.net, Gabriel Anibas 73anibasgj@gmail.com

Dear Board,

Several thoughts/observations:

(1) Given the legal implications involved, and the fact that we do not have an attorney (or other public administrative expert) to advise us, has anyone checked with (A) the Madison Planning Department (Jule Stroick?) and/or possibly (B) a local lawyer familiar with HOA's (Steve Suleski?) about the proposed **bolded** statement asserting that without a functioning WGHA/Board our Greenways would revert to the City? If not, it may be prudent to do so before issuing such a statement since federal law, Wisconsin statutes and city ordinances all may play a role in determining its accuracy.

(2) Even if we found out that the City would be willing and in a position to take over our Greenways in the (improbable) event of WGHA dissolution, isn't it better to avoid making such a statement and issue a strong, positive invitation to potential Board members instead? Rather than using cautionary language that risks sounding like a fear tactic, perhaps the message and tone need to *more emphatically* describe and *more enthusiastically* project the inherent rewards/personal attractiveness of neighborhood service, the positive attributes of Walnut Grove, an appeal to the future, etc.

(3) Has anyone identified and/or approached, even informally, any potential new or possibly former Board members from among the ranks of persons who have (A) attended/participated in at least one or more Board meetings, (B) served as a Block Captain, or (C) volunteered in some capacity? Also, having discussed (and, ostensibly, agreed to) an informal recruitment social, it's still not clear why we seem to be reversing our position on the Tamarack Block Captains get-together. My Tamarack contacts tell me that this can readily be arranged.

(4) In view of our still open discussion on the topic, is anyone prepared to discuss current and potential Board roles and responsibilities with interested candidates? Conversely, in light of possibly moving toward project-based collaboration, have we settled on how wedded the Board is to this approach? How flexible/comfortable are we with letting potential Board members, perhaps having little or no familiarity with the Association, define their respective position(s) relative to WGHA needs and requirements?

(5) I do not see the titles "Interim President" or "Emeritus" referenced anywhere in the Bylaws. Although what initially may seem to be parsing language, please consider this: WGHA is fundamentally sound (from a legal, budgetary and physical facilities standpoint) and using a tentative term like "Interim" for our duly authorized lead officer does not reflect that solid corporate image. The Bylaws lay out that Mark IS President through the first regular Board meeting after the Annual Membership Meeting and should be identified properly as such. At the same time, I do not think it appropriate to identify me as "Emeritus," which, by definition, means "retired." I have not left the Board, and have some difficulty with an essentially "honorific" title being assigned to a currently still active Board member. A more accurate and generally accepted designation might be "Immediate Past President."

(6) While fully expecting to be misinterpreted on this point, I do not think that singling out a departing Board member for recognition in this Newsletter and specifically linking it to broad-based recruitment is particularly appropriate -- or fair to others who also have been serving. We all recognize Denise's expertise, experience and longevity on the Board, but doing so at this time without identifying other contributing Board members might send the signal to potential candidates that there is an inherent "pecking order" tied to the perceived value of each Board member's respective role and/or personal commitment to the neighborhood. We might consider more appropriate ways, times and places of recognizing individual service without tying it to collective Board member recruitment.