

Walnut Grove Homes Association  
Board of Directors Meeting (Regular)  
September 25, 2013  
Minutes

The meeting began at 7:12 PM at the Lussier Community Education Center.

Present: Eric Lewandowski, Eileen Goode, Tom Wall, Gabe Anibas, Mary Battaglia, Denise Clearwood, Mary Nellis and Kathy McComb.

Not present: Erica Healey

TREASURER:

Tom Wall clarified information from the August 19<sup>th</sup> minutes. There are 17 homes that have not paid 2013 dues and a third request will be sent. Four of these homes are unlikely to pay since they are already in arrears several years. There are 2-3 houses with liens from 2006-2007. We cannot determine the ownership of 7414 Whitacre.

Actions: 1.) Eileen will call neighbor of 7414 to see what they know about the ownership of the property.

2.) Tom will send 3<sup>rd</sup> notice to homes that are 2 years in arrears of dues and then threaten with a lien procedure.

3.) There are 4% of homes that have not paid dues over a period of years. The cost of a lawyer or collection agency is too costly. However, if we ever reach 10% of homes in arrears then a lawyer would be warranted.

GREENWAYS:

Lights: The lights and bulbs for the greenways have been purchased and will be shipped October 15<sup>th</sup>. Chuck Myers, from whom we are purchasing the lights and bulbs has offered to help Gabe and some of the subcommittee change some of the lights thereby saving the association some labor costs.

Cost for bulbs and lights: \$6,600 Amount budgeted: \$6,000

Any installation not done by association will require a quote.

After much discussion a motion was made (DC) and seconded (EG) to replace all lights and bulbs by November 15<sup>th</sup> taking excess funds from our maintenance budget. The motion was approved unanimously.

There is a subcommittee for greenways comprised of Pam Conrad, Gabe, Diane Littman, Kathy McComb, Kathy Pope, Eric Lewandowski, Mary Nellis. The committee has had a bid from Jeff Olson (Arbor Systems) for three days of a work crew at \$2,200 per day to be done immediately. Oak trimming would occur in the winter and would not be part of the Fall trimming. Greenway D near the Walnut Grove entrance should be a priority as well as low hanging branches and anything that could be a hazard on the paths. A motion was made (EG) and seconded (MB) to accept the Arbor Systems bid and make appropriate financial allocations from our reserves, if necessary. This was approved unanimously.

COMMUNICATIONS:

A block captain is needed on Westfield.

The former newsletter format contained the same information each time it was done. The use of a 1 page quarterly could be done for just current happenings (bonfire, new lights, greenway trimming, etc) and Ann Moser could put this on the website.

SOCIAL:

Lyndsey Miller has agreed to be in charge of the bonfire on Saturday, October 26 and will provide drinks, snacks and kid activities.

Stonecrest Circle is hosting an outdoor Packer Game party and Kathy McComb will coordinate food and drinks.

Early November adult social is a possibility.

ACC:

No activity.

Kathy Mc. and Mary B. volunteered to complete the fencing survey by the end of the year.

BY-LAWS:

No activity

NEW BUSINESS:

Insurance:

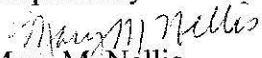
Schwarz Insurance is our carrier for general insurance and Kevin Arendt is the primary contact. He will be sending Eric a copy of our coverage to review. Our directors insurance will be determined by a survey that Eric completes.

Invitation from Lussier Center Director:

Paul Terranova stopped in to the meeting to invite us to have Walnut Grove residents take part in a breakfast at the Lussier Center on the second Tuesday of a month from 8-9 am. In addition to serving a hot breakfast the staff would also give a presentation about the center. Mary B will be in contact with Paul about a date in early 2014.

Meeting ended at 9:05 PM

Respectfully submitted:

  
Mary M. Nellis  
Secretary