

AGENDA

Walnut Grove Homes Association Board of Directors Meeting

- I. Call to order (M. Schmitt)** *(with) start*
- II. Quorum (M. Nellis)**
- III. Review and Approval of August 1, 2016 Board Meeting Minutes (M. Nellis)**
- IV. Committee Reports**
 - Treasurer (K. Kollath)**
 - Architectural Control (Deferred due to D. Clearwood absence)**
 - Greenways (G. Anibas)**
 - Social (K. McComb)**
 - Archiving Project (M. Schmitt) Nothing to report**
- V. Old Business**
 - Communications**
- VI. New Business**
 - New Neighbor Welcome**
 - Packets**
 - Who distributes/welcomes?**
 - Planning for Annual mtg (1/29/17), location, nominations for board, etc.**
 - Timing of actions**
 - Distribution of information**
 - Nomination/election process (by precedent or Bylaws)**
 - Budget preparation**
 - Target dates**
 - Data collection**
 - Estimation of missing data**
 - BoD meeting to discuss line items and funds allocation**
- VII. Next Meeting**
- VIII. Adjourn**

MINUTES

WALNUT GROVE HOMES ASSOCIATION BOARD OF DIRECTORS MEETING

September 13, 2016
Alicia Ashman Library

PRESENT: Mark Schmitt, Eric Lewandowski, Karen Kollath, Gabe Anibas, Kathy McComb, Mary Nellis

ABSENT: Denise Clearwood

The meeting was convened at 6:40 PM. The minutes of the August 1, 2016 meeting were reviewed and discussed. Motion to approve was passed unanimously.

Mark S. recognized Eric's service to the board as president and for the other offices he has held within the WGHA.

GREENWAYS: Gabe Anibas

Gabe has walked the paths recently and made note of the walkways needing maintenance. Top-sealing the cracks will most likely be done in the spring.

Once the lawns in the greenways were treated they began to look healthy. There were no complaints from neighbors about the treatments.

Following a storm a tree fell on Kreul property (21 Oxwood Circle) and was removed (\$474). A large broken branch at 14 Colony Circle had to be removed by Jeff Olson (\$237).

Greenway D: pruning and weed clearing near Oxwood and Rye was opened up for walking safely.

Greenway B: behind Farmington Court needs pruning and clearing.

There is a new resident on Oldfield who is a master gardener who is looking for a project.

Mark (?) to contact him???

Mark wants to hold off on projects until we see where we are with the budget.

Lights are all in good shape. One electric box needed to be taped to reattach and Gabe did that.

SOCIAL: Kathy McComb

July 4th parade and picnic: Approximately 70 adults and kids attended. Sub sandwiches were served with drinks and desserts.

Bonfire October 1st is scheduled. There is plenty of wood. Hoses are behind Battaglia house in a box. Mark asked Kathy to ask the fire department about our liability. Kathy is investigating the cost for chili. There is \$338.32 currently in the budget for social activities. Mary will supply name tags.

BLOCK CAPTAINS:

There is \$100 in budget for a block captain event. Eric will give Mark the name of a contact if we want to use Tamarack clubhouse. We should acknowledge the block

captains in the newsletter. Discussion about regularly communicating with block captains by a board member was not followed by any action.

TREASURER: Karen Kollath

There are still some dues that are outstanding but most of them are new this year or no more than 2 years in arrears. There was a review of the line items and a motion was made (MS) and seconded (EL) to move some money from greenways electrical to cover the cost of circle renovation deficit. The motion carried.

The ACC still has \$250 in budget and Mark will contact Denise about that. Motion: If \$250 is available from ACC that can be used for social. (ML moved KK seconded and motion passed.) Mary objected that there was not enough money in budget for costs related to the mailing of the notice of annual meeting and the nomination of new directors. The money saved from ACC should be used for printing and postage. No motion. Karen will review the budget and get back to directors. It was also suggested that the balance of insurance could also be used for social. No motion.

Mark will talk with Tina about the cost to print single copies of the directory.

Discussion about creating a data base for billing that could work for the treasurer. Gary Kakazu agreed that he could add fields to the current data base if necessary.

NEW BUSINESS:

Discussion about how the board will accomplish tasks in the future. Communication is the major issue. It is too much for one person and needs a team approach. Should the next board have open positions with tasks and events being lead by board members who volunteer to do them rather than specific duties for each director? Look again at establishing "project based objectives" that Pat Delaney suggested in a previous meeting.

FUTURE MEETINGS:

Saturday, October 8, City Neighborhood Meeting

Tuesday, October 11 Next Board meeting at Alicia Ashman 6:30 PM

Sunday, November 13 Working executive session to discuss proposed 2017 budget.

Karen Kollath's house 4:00-5:30 pm

Submitted by:

Mary M. Nellis
Secretary

Walnut Grove Homes Association
9/12/16 Board Meeting
As of 8.31.16

	2015 Actual	2016 YTD	2016 Budget	2015 Actual vs Budget
BEGINNING CASH BALANCE	31,575	27,787	27,837	50
INCOME				
Membership dues current year	20,525	20,955	21,140	185
Membership dues prior years	225	35	-	(35)
Interest income	18	6	20	14
Other income	150	1,329	1,150	(179)
Total Income	20,918	22,325	22,310	(15)
EXPENSES				
Insurance	1,329	1,357	1,500	143
Electric utilities	1,893	1,285	2,100	815
Water & sewer	1,311	1,271	2,000	729
Bank charges	30	-	50	50
Block captains	174		100	100
Circles reimbursement	120	103	120	17
Circle Renovation Projects	-	840	-	(840)
Greenways				
Electrical work	749		1,000	1,000
Greenway Improvements	-	-	-	-
Maintenance	12,620	8,077	12,000	3,923
Miscellaneous	996	79	150	71
Newsletter/publications	282	1,285	1,400	116
Postal	207	459	450	(9)
Annual meeting	1,024	-	200	200
Community donations	-	-	-	-
Website	45	-	175	175
Social	3,025	106	815	709
ACC Review	851	-	250	250
Total Expenses	24,656	14,862	22,310	7,448
Net inflows (outflows)	(3,738)	7,462	-	(7,462)
ENDING CASH BALANCE	27,837	35,250	27,837	(7,412)

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Cash Summary

	12/31/2015	8/31/2016
BMO Harris checking	1,817	19,278
BMO Harris savings	5,970	5,972
BMO Harris CD due 1/13/15	-	
BMO Harris CD due 4/7/15	-	
BMO Harris CD due 1/13/16	10,000	-
BMO Harris CD due 4/7/16	10,000	10,000
	27,787	35,250
M&I Park Fund	2,817	