

**Minutes of the
Walnut Grove Homes Association, Inc.
January 2022 Board Meeting
January 5, 2022 6:30 p.m.
By Zoom**

Attendees: Liz Fenster, Charlie Morgan, Jeff Vanderpool, Kim Grimmer, Danielle Bashirullah, Molly Hyant, and Hayden McCann. Doug Hyant, Eileen Goode, and Paige Hawkins were excused.

Ms. Fenster called the meeting to order at 6:35 p.m.

Tonight's meeting was set on November 9, 2021 as an added regular meeting of the board to prepare for conducting the Annual Meeting on Wednesday, January 26 , 2022. The Agenda for this meeting is:

- (a) to review the PowerPoint slides that have been prepared for the 2022 Annual meeting;
- (b) discuss how that meeting will be conducted via Zoom, including the registration and voting processes for the Zoom meeting;
- (c) finalize the budget document that will be sent out to homeowners with the Notice of Annual Meeting; and
- (d) consider any other issues introduced by board members.

November 9, 2021 Board Meeting Minutes:

The Board was asked to indicate by email after this meeting if they had corrections or additions to the November 9, 2021 board meeting minutes as previously drafted and submitted. They have been up on the website since November. No such changes or additions were noted after the meeting. Thus the minutes are deemed approved.

Planning for Annual meeting.

The PowerPoint presentation for the Annual Meeting was sent by Ms. Fenster in advance of the meeting. There was a discussion for establishing the quorum for the meeting. Doug and Molly Hyant will be responsible to document the attendees and the proxies. Mr. Hyant or Ms. Fenster will send out a registration link to all homeowners before the meeting. Homeowners will have to pre-register for the meeting in advance. Advance registration will lead to each registrant getting an individualized link for logging into the waiting room. This will allow for participants to be verified as individual homeowners.

At the Annual Meeting the Minutes from the 2021 Annual Meeting will be screen-shared by Ms. Fenster and hopefully approved.

Our city Alder, Nikki Conklin, has been invited to come to the Annual Meeting and make some brief remarks.

The Board reviewed the updates for the various committees shown on the PowerPoint slides. (The PowerPoint for the Annual Meeting will be on the website following the meeting, see, "Archives of Meetings.")

We are still looking for new prospective board members. Ms. Bashirullah got no response from the Block Captains as to new prospective board members. Other ACC members have no apparent interest in standing for the board. (Subsequent to this special meeting, Nick Brown, 7306 Whitacre Road, graciously agreed to stand for the board. If the current slate of board members up for reelection this year and Mr. Brown are elected at the annual meeting, the board would remain at nine members, given Mr. Vanderpool's resignation.)

Ms. Hawkins will be updating the Greenway slides before the Annual Meeting.

Mr. Vanderpool recapped the ACC slide for the Board. He will give a brief recap of the type of projects that need ACC review and approval at the Annual Meeting.

Board members are encouraged to reach out to neighbors to encourage participation in the Annual Meeting to ensure we have a quorum.

2022 Directory. There was a discussion of Ms. McCann and Mr. Grimmer assisting to solicit ads for the 2022 Directory.

Block Captains. There was a discussion about the Block Captain program, and better utilization of the program. They were very useful for the recent Amendment of the Covenants but may be less relevant on some tasks given the use of email communication.

2021 Financial Report and 2022 Proposed Budget. Mr. Morgan presented the 2021 financial report and 2022 proposed budget. Exhibit A attached hereto. Mr. Morgan has prepared updates to the 2021 financials to bring current all revenues and expenditures through December 31, 2021, and placing them in appropriate categories, so that the various expenditures can be compared to the proposed budget expenditures for 2022. Mr. Morgan went through the line items in the budget. There are a few items still unpaid, some vendor's bills still not received, and some estimates that had to be made as to open billing and future MG&E charges. Little changed since the budget approved in the November meeting. We will have \$30,000 in the Legacy Fund by the end of 2022. Mr. Morgan has a concern about not setting aside more annually for the Legacy Fund given the costs of redoing the pathways. Increase in the Woodland Management line item is the single greatest year-to-year change in expenditures, due to the plan to have Eco embark on a planned multi-year tree pruning and maintenance effort.

ACC Committee Changes. There was a brief discussion about who might be able to assume the Chair of the ACC in 2022. Mr. Vanderpool said he was willing to remain on the ACC as a member assigned to review panels to review and act on applications, but someone else needs to chair the ACC.

New Board Printer/Scanner. Staples will soon ship the new laser printer/scanner to Ms. Fenster.

The meeting adjourned at 7:51 p.m.

The next regular Board Meeting and 2022 regular meeting schedule will be set by the newly elected board shortly after the 2022 Annual Meeting.

**Submitted by:
Kim Grimmer, Secretary**

WGHA 2022 Budget for Annual Meeting

	2021			2022	
	Budgeted	Actual	Variance	To Approve	Variance to 2021
OPENING BALANCES					
Checking Account		7,766		3,317	-4,450
Money Market Account		10,325		30,999	20,674
Savings Account		5		5	0
Total -- Summit Credit Union		18,097		34,321	16,225
Prior Year Spending, Paid in Current Year		-7,429		-2,389	5,040
Greenways Legacy Fund Commitments to Date				-15,000	-15,000
Total Carryover Amounts for Current Year Expenses	11,712	10,668		16,932	36,264

REVENUE					
	Budgeted	Actual	Variance	To Approve	Variance to 2021
Dues Payments	45,300	45,242	-58	45,300	58
Interest on Bank Balances		14	14	0	-14
Revenue from Directory Advertisers	1,300	0	-1,300	1,300	1,300
Total Revenues	46,600	45,256	-1,344	46,600	1,358

Household Dues Assessment (House/Condo) \$150/\$75 \$150/\$75

	2021			2022	
	Budgeted	Actual	Variance	To Approve	Variance to 2021
Water and Sewer	5,520	5,167	-353	5,500	333
Electricity (Madison Gas and Electric)	2,300	1,983	-317	2,300	317
Mowing	6,000	6,885	885	7,000	115
Weed Control and Fertilizer	1,200	1,170	-30	1,200	30
Woodland Management, Invasive Control, Replanting	8,500	1,170	-7,330	12,700	11,530
Pathway Maintenance	5,000	0	-5,000	5,000	5,000
Lamp Post Maintenance	600	0	-600	600	600
Circle Grants (\$500) and Circle Reimbursements (\$50)	1,500	690	-810	2,150	1,460
Greenways and Circles, Misc.*	150	382	232	600	218
Greenways and Circles Expenses Subtotal	30,770	17,446	-13,324	37,050	19,604

Bank Charges	50	25	-25	50	25
Taxes and Fees	60	10	-50	50	40
Insurance (Liability/Board)	1,229	1,260	31	1,300	40
Dues Collections Mailings (Printing and Postage)	350	66	-284	100	34
Newsletters and Notices	300	0	-300	200	200
Annual Meeting	100	0	-100	0	0
Directory	1,300	0	-1,300	1,300	1,300
Website	160	156	-4	200	44
Social	1,000	696	-304	1,500	804
Legal Fees	3,000	1,775	-1,225	2,000	225
Misc. (Supplies, Postage, P.O. Box)	220	169	-51	500	331
Administrative Expenses Subtotal	7,769	4,156	-3,613	7,200	3,044

TOTAL EXPENSES 38,539 21,602 -16,937 44,250 22,648

Greenways and Circles Legacy Fund					
	Budgeted	Actual	Variance	To Approve	Variance to 2021
Legacy Fund Deposits	15,000	15,000		15,000	0
LEGACY FUND BALANCE		15,000		30,000	

BALANCE (Available + Revenues -Expenditures-Legacy Fund)		19,321		4,282	
Bills for Expenses Incurred in 2021, Paid in 2022		2,389			
Net Carryover Available for 2022		16,932			

* Work Budgeted in 2021 will be completed in 2022. Rolled over 2021 remaining budget.

**Budget Line used for pathway repairs. Sub-committee will be established for 2022.

***Rollover 2021 remaining budget to allow 3+ circle grants for 2022.

****Directory will be sponsored by advertisers (see revenue).