

**Minutes of the
Walnut Grove Homes Association, Inc.
June 2022 Board Meeting
June 8, 2022 6:30 p.m.
By Zoom**

Attendees: Liz Fenster, Doug Hyant, Charlie Morgan, Nick Brown, Kim Grimmer, Eileen Goode, Danielle Bashirullah, Molly Hyant, and Hayden McCann.

Ms. Fenster called the meeting to order at 6:34 p.m.

April 11, 2022 Board Meeting Minutes:

Mr. Hyant moved to approve the minutes of the April 11, 2022 Board meeting. Ms. Goode seconded the motion. The motion passed unanimously.

New Business

- **Vacancy on Board.** Paige Hawkins has resigned from the Board. The Board thanks her for her service to the Board and her leadership on the Greenways Committee. Ms. Fenster will handle Greenway contracting for now. It will be manageable as the actual Greenway contracts for the current year are already set. Under the By-laws, the Board may appoint someone to the Board to replace Ms. Hawkins and Ms. Fenster invited the board members to think of persons willing to join the board.

- **Expenses that are reimbursable without Pre-approval by the Board.** Ms. Fenster invited a discussion on the topic of when committee chairs can expend monies budgeted to be used for their committee without first seeking board approval. This discussion made it onto the agenda due to the desire of Mr. Morgan, the Greenway's pathway subcommittee chair expressing an interest in the purchase of a powered leaf-blower/mulcher to be uses in keeping the pathways clear of leaves. Ms. Hayden said she has made small purchases of supplies for the greenway work days without securing board approval, she feels a price point could be established to cover these smaller purchases, and only purchases of items in excess of the price point would come to the board to approve before the expenditure. One problem with purchases of large items is knowing where they are going to be stored and maintained. Ms. Fenster thinks an assumption of how homeowners might react to the purchase by a committee chair could drive the decision to bring the purchase to the board. No homeowners will question buying several bags of top soil to place on a hole in the Greenway where a tree had been removed, but a purchase of large equipment might be questioned. Mr. Brown thinks the major issue of concern is when money is spent outside the allocated budget for a committee. We have historical purchases by committees that were necessary to achieve the responsibilities of the committees, and those kinds of spending shouldn't

need board approval, as long as the committees' budgets aren't exceeded. Mr. Brown broke down committee expenses into "known expenses," "expected expenses," and "unknown expenses." These can then be divided into reimbursements by the treasurer that require board approval and reimbursements that do not. He does feel it would be good to have some guidelines on when purchases need approval by the board. If the Board is going to write some solid and logical recommendation for this breakdown, a study should be made of the last couple of years' expenses. Ms. Fenster picked up on this with the social budget and the mowing budget as examples. Both these activities are done year after year, and are not expenses outside the norm. These might be considered expenses requiring no board approval. Because each board might wish to set different criteria, we will be thinking about setting parameters for next year in connection with developing the 2023 budget. *Mr. Grimmer moved to table any formal action by the board on setting parameters for committee chairs spending money without board approval, even if within the limits of their committee budgets, until the next meeting so that Mr. Brown can make a proposal. Mr. Hyant seconded the motion. Motion passed unanimously.*

- **Walnut Grove Park Bike Trail.** Ms. Fenster shared the neighborhood survey results with the Parks Department and Alder Conklin telling the recipients that these were results that have not been discussed by our board yet and the board has not taken a position on the trail. Ms. McCann reported on a petition on the bike trail being circulated by Kathy McComb, that Ms. McComb discussed with Ms. McCann. As of yesterday, Ms. McComb, another Walnut Grove resident and a Tamarack resident had collected 248 signatures opposed to the bike trail, 109 of which are Walnut Grove residents (as distinguished from number of households). This petition was delivered to the Parks Department yesterday and is being sent to Alder Conklin. *Mr. Grimmer moved that the Board take no position with the city on the bike trail. Mr. Morgan seconded it. The motion passed unanimously.*
- **Circle Fertilization and Weed Control.** Neighbors on Springwood and Harwood asked to have the Board consider having the Association take over costs of fertilization and weed control on the circles. Ms. Fenster had obtained an estimate of \$798 for three annual applications being made to all fourteen circles. Because some circles have paid out of pocket and others have not for this, and given concerns some circle residents might have over environmental issues, the Board decided not to support any reimbursement this year but to have this covered by annual (currently \$50) circle reimbursements in the future, and to consider an increase in annual circle reimbursements (available annually to any circle that applies for it.) in 2023. *Ms. Fenster moved that Ms. Bashirullah contact the block captains to let them know that the Association will not be taking any action on this in 2022, and inform them: (a) of the contractor's bid that had been received in the*

event any circles want to move forward this year, individually or in cooperation with other circles, and (b) the availability to put in for any \$50 circle reimbursement that might still be available for their circle. Motion seconded by Ms. Bashirullah. Motion passed unanimously.

- **Tree Re-plantings.** Eco has indicated that the re-plantings of new trees on circles (Whitacre – sugar maple; Oxwood – twister pine; Foxboro – pink flair cherry) will take place around June 14th. Ms. Bashirullah is scheduled to meet with them on June 10th to discuss placement.

Committee Reports (See Exhibit A for meeting agenda with submitted reports)

1. **President’s Report.** See written President’s Report attached to the Meeting Agenda (Exhibit A hereto). Ms. Fenster reported orally on additional matters with Eco:
 - a. Eco will revisit pruning of Southwick crabapple and Whitacre ash trees.
 - b. New trees are under two-year warranty conditioned upon watering by Association.
 - c. An ash tree on Whitacre Circle was treated last year. Six more on Greenway B are being treated this year at a total cost of about \$1,450. Treatment occurs every two years. In 2023 only the Whitacre tree will be treated at an approximate cost of \$242.
 - d. Additional work on Greenway B for consideration at a cost of \$3,000 this year:
 - i. “Cabling” a treated ash. Arborist said this would keep tree in good shape.
 - ii. Removing three dead trees (two red pines and a tamarack pine)
 - iii. Stump grinding of the three removed trees (ii above)
 - iv. Stump grinding of three stumps from previously removed trees.
 - e. Where stump grinding occurs, chips will need to be removed and reused as mulching around trees in the greenway. This will need to be done as a work party by the Greenways committee to avoid the costs of having Eco remove the chips. The Greenways committee could take charge of replanting grass seed where trees are removed if neighbors will agree to take responsibility for watering.
 - f. Neighbors on lots bordering where trees are coming down asked the Board to consider replacing removed tree. Nearby residents have offered to help with watering of any replacement trees planted. Fall plantings might be desirable as at the end of the season the cost of trees can come down and if we do that Eco would be willing to defer the billing of new trees until 2023.

Mr. Brown commented that with respect to the possible additional work by Eco we might want to consider the need to keep some money in the tree maintenance budget for unexpected tree damages from storms. We may want to hold off on signing a contract to do this additional work until later in the year where the risk of severe storms has lessened. Ms. Bashirullah asked whether the ash tree number 555 was in good enough shape to warrant the \$550 for cabling and this years treatment for ash bore. Ms. Fenster said the

arborist said the cost of removing that tree this year would be substantially more than the cost of cabling and several years of treatment.

2. **Secretary's Report.** Record and Notice Requirements. See written Secretary's Report on Meeting Agenda (Exhibit A hereto). Mr. Grimmer said that before the next meeting he intends to produce a memo on the reporting and notice requirements that the Association, its board and committees must conform to under Chapter 181, the Non-stock Corporation law. Mr. Grimmer recommended that he reach out to the Attorney General's office for an informal opinion on the applicability of the Open Records and Open Meetings Laws to the Association. Mr. Grimmer moved that he be authorized to reach out to the AG's office to clarify the issue. The motion was seconded by Ms. McCann, and passed unanimously.
3. **Treasurer's Report.** See Treasurer's Report on Meeting Agenda (Exhibit A hereto). To date we have received just over \$41,000 of the \$45,000 budgeted for dues. Dues have come in much more quickly this year than in 2021 We now have all the ad revenue from the directory. We budget \$37,000 annually for Greenway and Circles spending and have spent \$11,000 to date. We've just received new bills for the tree plantings and mowing. Mr. Brown expects to remain within the budget on the Greenways and Circle spending.
4. **ACC Chair's Report.** See ACC Chair's Report on Meeting Agenda (Exhibit A hereto). The application for the Sports Court being proposed for Farmington has been withdrawn. There is a concern about lawns not being mowed after "No Mow May." Ms. Fenster will address this in the next neighborhood email sent to homeowners.
5. **Block Captain Chair's Report.** See Block Captains Chair's Report on Meeting Agenda (Exhibit A hereto). There have been seven homes sales that have closed to date. Our new neighbor packets are being modified to reflect the change in trash pick-up for the neighborhood. Our trash pickup is shifting to Fridays as of August. Ms. Bashirullah is still looking to find new block captains. If new block captains can't be located it may make more sense to look at realignment of block captains' geographic areas of responsibility.
6. **Greenways Volunteers Sub-chair's Report.** We had a good first Greenways volunteer workday on Saturday May 10 with nine attendees, including a sixteen year old from Rye Circle. Lamp post 27 needs repair. Pat Delaney has a part that can repair the lamp post. There is \$600 budgeted this year for maintenance of lamp posts, including repainting and glass replacement. There will be a forthcoming audit of all the lamp posts to try to assess the money needed to start maintenance and refurbishing again on a cycle. Thrift Painting is coming to provide an estimate of what it would costs to repaint the posts professionally. Ms. McCann will get a second estimate as well. It's been at least three years since the last painting. Dane County Land and Resource Development has an offer of free native plants and Ms. McCann hopes to get fifty of them for volunteers to plant in greenways. Ms. McCann is also looking to try to find a grant for a rain garden for Greenway C. Greenway C is sparse on naurally occurring plants so the free native plants would go there. Next volunteer work day is Saturday, June 11. The July work day will be Saturday, July 9. Ms. Fenster mentioned that the history of circle grants (up to three circles a year and up to \$500) and circle reimbursements (up to \$50 a year) is now on a document on the WGHA Google Drive.
7. **Social Chair's Report.** See, Social Chair's Report on Meeting Agenda (Exhibit A hereto). Mr. Morgan elicited volunteers from the Board to run the Independence day event at the park.

He is considering an Easter Egg hunt for 2023. For the August meeting Mr. Morgan hopes to sketch out some ideas for the Fall Crawl.

8. **Greenways Pathways Sub-Chair's Report.** Mr. Morgan thanked the board members who were able to walk the pathways with prospective contractors. He has summarized some of the information from these surveys of the pathways in his report. He recently received an email from Doctor Asphalt Company with an estimate of a complete replacement of Greenway C of \$64,200. His current plan is to ask three contractors to bid on the complete removal and replacement of asphalt paths on one-half of Greenway C. Mr. Morgan is trying to decide whether he should try to get bids to replace a portion of the paths on one greenway for work to be done this year, or wait and accumulate more money in the legacy fund before contracting any work. His feeling is that we need more money in our legacy fund before moving forward with a project to do a portion of the Greenways. Wexford has over 700 homes and replaces pathways in sections each few years. Mr. Morgan feels like the larger of the job we contract, the better pricing we would receive. Ms. Fenster suggests we develop a long range path replacement plan working with the treasurer which will indicate rounds of repair, and their potential timing. This would be based on the current condition of the paths and done so we can lay out for the neighborhood. She also said that because the paths have been paved over once, complete replacement will have been done in the future. *Mr. Morgan moved to defer any path replacement work in 2022, and continue to seek information including estimates from contractors for future use. Mr. Grimmer seconded the motion. Motion passed unanimously.*

Mr. Grimmer moved to adjourn the meeting at 8:39. Ms. Bashirullah seconded his motion. It passed unanimously. The next board meeting will be Monday August 1, 2022, at 6:30 pm. If it will be conducted by Zoom, Mr. Grimmer will send out a link by July 29th.

Submitted by: Kim Grimmer, Secretary

WGHA Board Meeting
AGENDA
Wednesday, June 8th, 2022
6:30 PM via Zoom

- Approval of April Meeting Minutes
- New Business:
 - Resignation of Paige Hawkins and interim plan (led by Liz)
 - Budget & Expense Approval Discussion
 - Single use items and supplies, price point
 - Purchases requiring maintenance and storage (Printer, Neighborhood Signs, etc)
 - Walnut Grove Bike Trail
 - Circle Fertilization
 - Tree Plantings in Whitacre, Oxwood and Foxboro
- Committee Reports:
 - President
 - Secretary – Record Keeping Obligations for Non-stock Corporations
 - Treasurer
 - ACC
 - Block Captains
 - Greenways, Volunteers
 - Social
 - Greenways, Paths
- Other Business
- Next Meeting date

President Report (& Greenways Contracts), Submitted by Liz Fenster June 1, 2022

- The Walnut Grove Park Bike Trail survey was emailed to our neighborhood email list on May 11th and collected responses through May 20th. We received 103 responses (out of 311 households and 452 email addresses - as we have multiple for many households). This is a slightly lower response rate than our previous surveys (172 responded to our 2021 neighborhood input survey, and 225 responded to our 2020 Dues Survey). The survey results are attached in a separate document. I recommend the board review these survey results in advance of this Board Meeting and be prepared to vote on if the Board should take a stance on our position on the project. Per Ann Friewald, Parks has this project on “pause” as Corey Stelljes is out on family leave until early July. The project will be picked back up once he returns to the office and they will be back in touch with the neighborhood when they have new info to share. Reminder that this project website is <https://cityofmadison.com/parks/projects/walnut-grove-park-singletrack-improvements>
- The City of Madison reviewed ALL parcels with a \$0 value and issued an assessment. This included our 4 greenway parcels and 14 circle parcels. Each circle parcel was assessed at \$100 (the minimum assessment) and A, B, C and D were assessed at \$200, \$500, \$800 and \$1200 respectively for a total of \$2700. The approximate property tax on \$2700 based on 2022 mill rate is \$57. I have inquired if WGHA could be considered for an exemption as a 501c4. The alternative method we can pursue may be a better option: if our SIP or covenants call the parcels a common element, the assessments could be rescinded, and the parcel numbers removed. Luckily, we have until the 2023 taxes are issued to work on this project. No tax payments will be required in 2022. We should plan to budget ~\$100 for 2023 taxes if we are unable to have the parcel numbers rescinded.
 - Per the City Assessor, review the associations deed records to determine whether the parcels were considered a common element. If that language exists in the records, we would then be able to obsolete the parcel numbers and rescind the assessments. The statutory issue for our office is that a common element cannot have a parcel number. We do not have documentation that the parcels were considered common elements but are willing to consider information from you that demonstrates that status.
 - There are only two options available: (1) a value + parcel number or (2) no value with obsoleted parcel number. We cannot have a non-exempt parcel without a value.
 - I will be working on reviewing these documents with Kim Grimmer and following up with the City (key contact Michelle Drea at MDrea@cityofmadison.com)
- Resident Mark Schmitt inquired about fertilization and weed control on our neighborhood owned circles (14 circles in total) like that currently contracted on our four greenways. After Mr. Schmitt’s inquiry, Pam Conrad reached out with a similar inquiry. Danielle Bashirullah, as Block Captain Chair, reached out to all block captains on circles to ask if they were currently treating their circles (at their own expense).
 - Keyman Lawn Care’s bid for the work is \$798 (\$57 per circle). This includes 3 treatments.
 - Southwick – not treated
 - Colony – **no reply**
 - Round Hill – not treated (expressed herbicide concerns)
 - Farmington Ct - **no reply**
 - Winterset – not treated

- **Stonecrest – regularly treated (no reply)**
- **Walnut Grove Dr – regularly treated**
- Springwood – not treated (*one neighbor requested treatment*)
- Foxboro – not treated
- **Whitacre – treated every 8 weeks**
- Oxwood – not treated
- Rye – **no reply**, assuming not treated
- **Greenhaven - treated**
- Harwood Circle N – not treated (*one neighbor requested treatment, one expressed herbicide concern*)
- Products used are:
 - Fertilizer: Nature Safe Organic Fertilizer
 - Weed Control: Trimec 992 or Eliminate depending on the weed type (unfortunately there is no effective weed control that is not chemical based)
- Residents should remain off the treated areas until the product has dried (for herbicide), approx. a couple of hours. The re-entry There is no re-entry restrictions for fertilizer only herbicide.
- We should not fertilize without also applying herbicide (or we'll get "happy, vibrant weeds")
- I am meeting with Eco Tree Company on June 3rd to review our tree inventory, pruning, removal, and treatment priorities, and Ash Tree treatment plans. I can provide any requested updates at our board meeting.

Liz Fenster, submitted 5/31/2022

Secretary's Report on Record-Keeping and Notice and Conduct of Meetings

In connection with a recent (and currently incomplete) ACC application, a neighbor of the applicant asserted that the Association is a "quasi-governmental" organization that must comply with the Wisconsin Open Meetings and Open Records Laws. Both these laws would superimpose somewhat more stringent requirements on the Association in terms of access to certain records, the fashion in which the records must be maintained, notice of meetings, how meetings are conducted, who must be allowed to participate and when closed sessions are appropriate. *For example*, a sidewalk meeting or telephone call between a couple of ACC members to discuss a pending application would be generally outlawed as a "walking quorum" under the Open Meetings Law. Violations of the two laws provide for modest civil penalties to be imposed on directors or committee members that violate the laws, with a prohibition on reimbursement of the penalties by the Association.

I have reviewed the Wisconsin Attorney General's compliance guides for both laws, and briefly read *State of Wisconsin v. Beaver Dam Area Development Corporation (BDADC)*, 752 N.W. 2d 295, 2008 WI 90, the lead case on the determination of "quasi-governmental" status as described in both laws. While I don't think the homeowner's assertion as to the applicability of these two statutes to the Association is wholly frivolous, I am generally satisfied by my review of the two laws and the Wisconsin Supreme Court's decision in *BDADC* that our Association's relationship with the City of Madison does not

have many, if any, of the indicia of control or connection that existed between the City of Beaver Dam and the non-stock corporation Beaver Dam Area Development Corporation. However, given my status as a retired attorney who is uninsured for professional liability, I do not want to be viewed by the Board as rendering any legal advice on this issue (or any others). I am happy to send the Supreme Court's 45-page *BDADC* decision, which I have annotated, to any of you that want to consider this issue for yourselves. And in order to eliminate significant concerns for the Association going forward, I strongly recommend we request an informal opinion letter from the Deputy Attorney General in charge of enforcement of these two laws. It may be that there is an existing AG opinion letter on this issue we can obtain addressing the non-applicability of the laws to HOA's and condo associations.

Even if we are not subject to the Wisconsin Open Meetings and Open Records statutes, we are obligated under the Wisconsin Non-stock Corporation Statute, Chapter 181, to take a number of steps in noticing and conducting meetings, and to comply with requirements as to the records we must keep. By the August Meeting I will put together a flow sheet on these Chapter 181 requirements and indicate where we might want to consider changing our by-laws or operations to comply with Chapter 181. For present purposes, we should continue to make it a habit whenever a committee or Board meets on an issue to keep careful records of the decisions made, whether by vote or by general consensus, and record the votes carefully by director's identities or those of committee members. *For example*, any time the ACC acts on an application, whether to grant it, grant it with conditions, reject it or send it back for additional information, the "record of decision" should be thoroughly documented either on the application or in a separate document to be annexed to the application, with the identity of and the votes cast by the committee members. This is mostly common-sense record keeping.

Kim Grimmer, submitted 6/5/2022

Treasurer's Report

See, spreadsheets at the end of this document.

Nick Brown, submitted 6/4/2022

WGHA ACC Committee Report

Submissions

1 new application received

- 7121 Farmington Way (Compton)

05/15/2022: Application received requesting approval for a backyard basketball court (30'9" x 25'8")

As of 06/05/2022, we are awaiting additional information from homeowner regarding exact location and permeability of proposed sports court to comply with existing ACC Guidelines (Appendix C Section E9 Sports Courts and Play Structures)

Note: Neighbors at 7117 (Lewandowski's) expressed concern about this specific project and the ACC approval process, in general. We have communicated to the Lewandowski's via email that they will be informed if there are any changes in the status of the application. We also indicated that we would not be holding open ACC meetings, as they requested. In the meantime, we encouraged Lewandowski's to have any other neighbors communicate their concerns to the ACC via email.

Update

- 17 Foxboro Circle (Quraishi)

02/2022: Application received requesting approval for the addition of a 6' x 8' closet/storage area on at rear of the existing house. Addition would be above and partially covering existing roof of 1st level sunroom.

This application was Approved with Conditions: 1. Must obtain required building permits from City of Madison 2. Siding must be same as siding on remainder of home (look and color).

Update: The homeowner indicated in recent verbal communications with ACC Chair that the structural work necessary on the 1st level to receive building permit(s) are not worth the financial investment. So, homeowner is planning to dismantle portion of the structure that was built prior to ACC approval. As of 06/05/2022, there has been no change to the structure (see photo in Property Record file).

Inquires

1 new inquiry received

- Nancy Marquardt (309 N. Westfield Road) wanted to know if there were any requirements for compost bins. She expressed concern about neighbor building large, open compost bin within inches of her property line. It also lies in her view line, due to neighbor being on a corner lot.

Homeowner was referred to City of Madison ordinance regarding Compost Bins (7.361) for specific requirements. Recommended a conversation with neighbors to express concern and point out requirements of ordinance.

Other Business

ACC members expressed concerns about unmowed lawns, even after "No Mow May" is over.

D. Bashirullah, submitted 06/05/2022

WGHA Block Captain Updates

Block Captains

- Amie Mechler-Hickson is taking over from me as Block Captain for Foxboro Circle

- Need to identify replacement for open Block Captains on Walnut Grove Dr. and Winterset Circle

Circles

Sent question to Block Captains regarding status of fertilization/treatment of grass in their circles. There were a range of answers. See Liz's report for more details.

Home Sales

- 3 home sales closed in WG this YTD
 - 5 Southwick Circle
 - 309 N. Westfield- daughter of previous owner
 - 22 Foxboro Circle
- Other houses have offers:
 - 29 Greenhaven Circle- Pending
 - 29 Winterset Circle- Contingent
 -

New Neighbor Welcome folder

- Trash and Recycling:
 - Need to change information about trash pick-up.
 - Trash and recycling will move to Fridays as of August 2022.

D. Bashirullah, submitted 06/05/2022

Social Chair Report

We need volunteers to assist in the Independence Day celebration at Walnut Grove Park on Monday, July 4. I will take care of the food and Ben Franklin trivia quiz, but will need help with staffing tables, handing out water balloons and food, etc. I'm hoping that Board members will participate, if they are able. I'd also like block captains to round up some volunteers, and send names and contact information to me. I anticipate few changes from last year's event, and will purchase a few small Culver's gift certificates for contest winners.

In 2023 I plan organize and promote an Easter Egg Hunt at Walnut Grove City Park. After attending the Sauk Creek Easter Egg Hunt this year and discussing the event with organizers, it seemed like a relatively simple, low-budget event, and especially welcomed by young parents. I have purchased most of the items (except candy) we will need (taking advantage of 50%-off sales immediately following Easter, 2022). These items can be reused each year.

I will begin planning a Fall Crawl, and provide a proposal at the next WGHA Board meeting. Again, we will need to round up volunteers, representing each of the four greenways.

We will continue to use the signs to promote WGHA-sponsored events, including the Independence Day celebration and volunteer work days. Please let me know if you have an event you wish to promote.

Charlie Morgan, submitted 5/27/2022

Pathways Repair and Replacement Report

In early May I met with Tim Craine (7415 Whitacre Road) to discuss the recent history of path maintenance and improvement proposals.

Following that meeting, I contacted several asphalt contractors, describing the work the Board may wish to complete on the paths during the next several years. Later in May, several Board members and I met with representatives from three companies -- Perla Asphalt Maintenance LLC(Cottage Grove) Asphalt, Dr. Asphalt (Madison), and All-Star Asphalt (Arena) LLC to walk the paths, and discuss the work. I expect to follow up with each of these companies to get cost estimates. Based on the contractors' comments, I recommend that:

- We seek bids from **at least three contractors** for complete removal and replacement of **sections** of the paths on Greenways C or D, starting from the most inner sections and proceeding outward (toward the path street entryways) to avoid damaging new sections with heavy equipment used for future work. We will need to specify exactly the areas to be removed and replaced, and what ancillary services will be needed, in addition to asphalt removal and replacement, to get true "apples to apples" cost comparisons.

ALL portions of new path will need to be reinforced with dirt and seeded for grass where appropriate as the work done will leave a gap that needs to be filled. In many sections, the sides of the paths will need to be reinforced with soil to support the new asphalt, to avoid the sides from cracking and breaking away. In other sections, the path will need to be raised to avoid water pooling. There are a few holes that can be filled, as they currently present walking hazards, on other sections of the paths that will not be completely replaced.

- We do not invest any money in minor crack repair or sealing services at this time, since these repairs are not long-lasting, generally cosmetic, and are in areas that will ultimately be completely replaced. However, we will want to begin sealing the **new path** sections on a regular basis -- perhaps every two or three years.

- We will continue clearing the vegetation directly adjacent to the path on workdays -- removing saplings and bushes that are within 3 feet of the asphalt to avoid future root problems.

- If we are satisfied with the work done in 2022, we will continue to use the same contractor in future years to complete the project.

- We will ensure that work is guaranteed, and that any remaining payment (after the deposit) is subject to inspection after the work is completed.
- Once we have at least three relatively comparable estimates, I would share those estimates with the full WGHA Board, and ask for a vote for the authority to enter into a contract for the work, likely through an ad hoc meeting sometime in June or July, 2022.
- It is also possible that we will choose to defer any path replacement work until 2023, especially if: (a) we have insufficient funds to complete a significant part of a path; or (b) we determine that it is fiscally advantageous to do more of the work at one time (we can get a better quote for a larger amount of work).

Charlie Morgan, submitted 5/27/2022

Greenway Volunteer Coordination

The 6/11 Volunteer Workday will gather at 9:30 am on Greenway D at the Stonecrest Circle pathway junction. Ms. McCann is asking for 3 volunteers to assess the Greenway light posts in anticipation of using either the July or August workday to prep & paint the light posts which hasn't been done in several years.

Hayden McCann, submitted 6/5/2022

WGHA Treasurer's Report -- As of May 31, 2022

	2022 Budget	As of May 31, 2022		Inc/(Dec)		
	Amount	Amount	Rec./Exp	Amt Remaining	As of Apr 4, 2022	Chg vs Prior
OPENING BALANCE						
Checking Account (Jan.1)	\$3,316.76		\$3,316.76			
Money Market Account (Jan. 1)	30,999.41		31,001.58			
Savings Account (Jan.1)	<u>5.13</u>		<u>5.00</u>			
Total -- Summit Credit Union	\$34,321.30		\$34,323.34			
PayPal Balance	\$0.00		\$0.00			
Total Cash Carryover from Previous Year	\$34,321.30		\$34,323.34			
Est. Previously Committed (Legacy + Unpaid Bills from Prev. Year)	-\$15,800.00					
Est. Uncommitted Funds, as of May 31	\$18,521.30					
		<i>need to confirm this math & assumption w/ Charlie</i>				
REVENUES						
Annual Dues Payments Deposited to Checking Account	\$45,300.00	\$39,517.73	\$5,782.27		As of Apr 4, 2022	Chg vs Prior
Annual Dues Payments Deposited to Money Market Account	\$0.00	\$1,505.00	-\$1,505.00		\$35,656.18	\$3,861.55
Subtotal -- Dues Payments	\$45,300.00	\$41,022.73	\$4,277.27		\$0.00	\$1,505.00
Interest on Bank Balances						
Money Market Account	\$0.00	\$9.37	-\$9.37		\$5.66	\$3.71
Checking Account	<u>0.00</u>	<u>0.13</u>	<u>-\$0.13</u>		<u>0.00</u>	<u>\$0.13</u>
Subtotal	\$0.00	\$9.50	-\$9.50		\$5.66	\$3.84
Other						
Revenue from Directory Advertisers	1,300.00	\$1,189.07	\$110.93	-\$375 received from Culvers 6/2	1,189.07	<u>\$0.00</u>
TOTAL REVENUES	\$46,600.00	\$42,221.30	\$4,378.70		\$36,850.91	\$5,370.39
EXPENDITURES						
	Budgeted	Through May 31	Amt. Remaining		As of Apr 4, 2022	Chg vs Prior
Greenways and Circles						
Water and Sewer	\$5,500.00	\$2,297.74	\$3,202.26		\$1,351.86	\$945.88
Electricity (Madison Gas and Electric)	2,300.00	857.12	1,442.88		505.25	351.87
Mowing	7,000.00	0.00	7,000.00		0.00	0.00
Weed Control and Fertilizer	1,200.00	1,214.73	-14.73		1,214.73	0.00
Woodland Management, Invasive Control, Replanting	12,700.00	6,704.75	5,995.25	-\$2,800 committed for tree plantings	374.75	6,330.00
Pathway Maintenance	5,000.00	69.56	4,930.44		0.00	69.56
Lamp Post Maintenance	600.00	0.00	600.00		0.00	0.00
Circle Grants (\$500) and Circle Reimbursements (\$50)	2,150.00	0.00	2,150.00	-\$50 committed for prior activity	0.00	0.00
Greenways and Circles, Misc.*	<u>600.00</u>	<u>0.00</u>	<u>600.00</u>		<u>0.00</u>	<u>0.00</u>
Subtotal	\$37,050.00	\$11,143.90	\$25,906.10		\$3,446.59	\$7,697.31
Administrative Expenses						
Bank Charges	50.00	19.00	31.00		31.00	-\$12.00
Taxes and Fees	50.00	0.00	50.00		182.00	-\$182.00
Insurance (Liability/Board)	1,300.00	1,217.00	83.00		1,217.00	\$0.00
Dues Collections Mailings (Printing and Postage)	100.00	0.00	100.00		0.00	0.00
Newsletters and Notices	200.00	0.00	200.00		0.00	0.00
Annual Meeting	0.00	0.00	0.00		0.00	0.00
Directory	1,300.00	1,176.59	123.41		1,176.59	0.00
Website	200.00	65.00	135.00		39.00	26.00
Social	1,500.00	177.76	1,322.24		0.00	177.76
Legal Fees	2,000.00	0.00	2,000.00		0.00	0.00
Misc. (Supplies, Postage, P.O. Box)	<u>500.00</u>	<u>547.17</u>	<u>-47.17</u>		<u>365.17</u>	<u>182.00</u>
Subtotal	\$7,200.00	\$3,202.52	\$3,997.48		\$3,010.76	\$191.76
TOTAL EXPENSES	\$44,250.00	\$14,346.42	\$29,903.58		\$6,457.35	\$7,889.07
Greenways and Circles Legacy Fund						
Lamp Post Replacement	\$2,000.00	\$0.00	\$2,000.00			
Pathway Replacement	<u>13,000.00</u>	<u>0.00</u>	<u>13,000.00</u>			
Subtotal	\$15,000.00	\$0.00	\$15,000.00			
Est. Uncommitted BALANCE, Year End	\$4,281.82					
Cash Balances as of May 31, 2022						
Checking Account		\$33,194.66			As of Apr 4, 2022	Chg vs Prior
Money Market Account		28,840.95			\$37,379.79	-\$4,185.13
Savings Account		<u>5.00</u>			<u>27,332.24</u>	<u>\$1,508.71</u>
Total -- Summit Credit Union		\$62,040.61			\$5.00	\$0.00
Total -- PayPal Account		<u>\$157.61</u>			\$64,717.03	-\$2,676.42
Total Bank and PayPal Balances		\$62,198.22			<u>\$0.00</u>	<u>\$157.61</u>
Jan 1 Balance + Revenues-Expenditures to Date		\$62,198.22			\$64,717.03	-\$2,518.81
Difference			\$0.00		\$64,716.90	-\$2,518.68

WGHA Dues Tracker 2022 vs 2021

