

**Minutes of the
Walnut Grove Homes Association, Inc.
October 2022 Board Meeting
October 3, 2022 - 6:30 p.m.
By Zoom**

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

Ms. Fenster called the meeting to order at 6:32 p.m.

August 2022 Board Meeting Minutes:

Mr. Morgan moved to approve the minutes of the August 2022 Board meeting. Ms. Goode seconded the motion. The motion passed unanimously.

Meeting Agenda (with reports) is annexed hereto. All committee reports submitted prior to this meeting are attached to the annexed agenda.

New Business

- **Annual 2003 Meeting.** Meeting has been set for 7:00 P.M., Wednesday, January 25, 2023, and we intend to conduct it again by Zoom to increase level of members' participation and address any health concerns that might arise at that time. Mr. Hyant agreed to moderate the meeting as before. Ms. Fenster will send out the proposed PowerPoint presentation for the annual meeting before the December board meeting.
- **Election of Directors.** The Board reviewed which Directors' terms end in January 2023 and which of them may stand for re-election. Ms. Fenster, Ms. McCann and Ms. Bashirullah are the only current Directors who need to stand for re-election, and all three indicated they would stand for re-election. There are four directorships to be filled this next annual meeting. Invitation to homeowners to stand for election will be covered in the Fall Newsletter coming out later this week.
- **City of Madison's Sauk Creek Greenway Project.** Ms. McCann raised the possibility of having the Board take a formal position on behalf of the WGHA on the proposed Sauk Creek Greenway improvement project. She recalled that the Board sent a position statement to the City in 2018 or 2019 when the project was initially proposed. She proposes that we resurrect that formal position. She hopes to attend the next "Strengthening Neighborhood Ties" meeting as the end of the proposed agenda covers both the off-road bike path proposed for Walnut Grove Park and the Sauk Creek Greenway Project. Neighbors have recently documented a trend in similar woodlands projects by the city to prioritize cutting trees to facilitate access of heavy equipment over preserving native and specimen trees. Too many past projects appear to be "clear-cut" style experiences. Ms. McCann is still trying to obtain a copy of the past Board

position statement she mentioned from Mr. Phillips. Ms. McCann said the city staff is taking the position that the Sauk Creek Greenway is not a conservancy, which indicates to her that tree preservation is not a priority. Ms. McCann asked that this matter be taken up at the December meeting to allow her to try and locate the prior position statement and attend the forthcoming Strengthening Neighborhood Ties meeting. Information on the project is available on a city's website [here](#).

- **Fall Newsletter.** Possible topics to address: Fall Potluck, Annual Meeting and City Council's tentative decision on Madison Metro bus routing avoiding Westfield Road, newly restored and painted neighborhood signs, costs of maintaining greenways, volunteer efforts in greenways. Goal is to get the newsletter out by the end of this week.
- **Committee Reports (See reports annexed hereto as the Meeting Agenda.)**
 - **President's**
 - There is a need to remove some trees that have been identified as unhealthy. A damaged cherry tree on Oxwood Circle needs to come down soon.
 - Our current light fixtures on the Greenways were from 2013 and discontinued in 2017, so glass panels may be difficult to replace in the future. Ms. McCann recently replaced a couple of broken panels.
 - Common area assessments by the City of Madison. We continue to seek to have the City decide to not assess our common areas. The City has agreed to rescind the 2022 assessment. The tax bill for this year based on the common area assessments would have been about \$150.
 - **ACC**
 - See report annexed to Meeting Agenda.
 - Group will get together soon to review what changes may need to be made to the ACC Guidelines from January 2021 prefatory to bringing them to the Board for approval.
 - **Social**
 - Mr. Morgan discussed the Planning for the October 15 Potluck and Greenway tour. This date is an away game for the Badgers. Shelter has been reserved for that date at a modest cost. He is looking for feedback on whether this event makes sense given we aren't going to have the Greenway Crawl this year. Key is getting sufficient volunteers, hopefully from the Board. Several Board members expressed willingness to assist. Brief discussion of buying beer for the event.
 - **Block Captains**
 - See report annexed to Meeting Agenda.

- **Greenway Volunteers and Maintenance**
 - Ms. Bashirullah suggested she be informed about specific workdays and locations so she can use the block captains to try to drum up more volunteers from neighbors around their specific greenway areas.
 - Ms. Fenster is going to try to set up a time for Ms. McCann and Mr. Morgan to join her and Mr. Brown to discuss budgeting for Greenway expenses for next year's budget.
- **Treasurer's Report**
 - See report annexed to Meeting Agenda.
 - We exceeded woodlands tree management by \$1600 in the 2022 budget because of an emergency tree removal after a storm. Pathway maintenance, legal fees and assorted other line items aren't going to be used this year so those funds can also be repurposed for additional tree removal. Rye has submitted receipts for circle grant reimbursement but this has not been issued yet. Whitacre Circle grant receipts have not yet been invoiced by the Whitacre Circle neighbors. We have enough savings in the 2022 budget that we can move funds to tree removal for three unhealthy trees. Ms. McCann will get individual bids for each of the trees so if need be removal can be prioritized. Pathway replacement is still years away according to Mr. Morgan. Mr. Morgan believes we aren't nearly close enough to accumulate sufficient money to think of redoing even one of the Greenway pathways.
 - We are down to eight lots that have dues still outstanding. Four of these are condos on the corner of Westfield and Old Sauk. Two are duplexes. At the time of the August 2022 meeting we still had 34 lots with dues outstanding.

Old Business

- Mountain bike pathway proposed for Walnut Grove Park is on temporary hold due to one of the City's key project manager being on personal leave. Project will be looked at anew when he returns from leave.

Mr. Grimmer moved to adjourn the meeting at 8:06 PM. Mr. Hyant seconded his motion. It passed unanimously. The next board meeting will be Monday December 5, 2022, at 6:30 pm. It will be conducted by Zoom, and Mr. Grimmer will send out a link by November 30th. The focus of the December meeting will be the 2023 budget deliberations and practicing for the conduct of the Annual meeting in January.

Submitted by: Kim Grimmer, Secretary

**WGHA Board Meeting
Agenda
(with Reports)
Monday, October 3, 2022
6:30 PM via Zoom**

- Call of meeting to order – Ms. Fenster
- Approval of August 1, 2022 Meeting Minutes (circulated and posted on website)
- New Business:
 - 2023 Budget Discussion for January 2023 Annual Meeting on Wednesday, January 25, 2022.
 - This will be preliminary and will need to be considered further in a December regular meeting or a special meeting.
 - Planning for Annual Meeting by Zoom on January 25, 2022
 - Need to confirm Doug Hyant’s availability to moderate
 - Set time for meeting
 - Ms. McCann’s desire for the WGHA to take a position on the Sauk Creek Greenway project (See Ms. McCann’s email attached below)
 - Fall 2022 Nutshell (WGHA Newsletter)
 - Potential topics:
 - Potluck Picnic on October 15, 2022
 - Notice of Annual Meeting.
 - Report on Bus Route decision
 - Report on 2022 garage sale
 - Discussion about many facets and costs of maintaining the greenways.
 - Importance of volunteer efforts to keep costs lower.
- Committee Reports:
 - President
 - Oral report including status of common area assessment negotiations with City
 - Treasurer
 - ACC – Report annexed below
 - Social
 - Oral report by Mr. Morgan
 - Planning for the Potluck Picnic
 - Block Captains – Report annexed below
 - Greenways, Pathways Maintenance, Greenway Volunteers – Report annexed below
 - Planning for the Greenway Tour
- Old business and other business
- Set next meeting date (Final meeting of the 2022 year to prepare for 2023 Annual Meeting.)
- Adjournment

WGHA ACC Committee Report
Board Meeting Scheduled for 10/03/2022

Submissions

Applications received

- 313 and 317 Oldfield Road- Approved
 - homeowners at 313 and 317 Oldfield Road applied jointly for the addition of two privacy screens, one on each lot, after the removal of overgrown trees and shrubs from a shaded area at joint property line (see also applications #333 and #336)
- 422 N. Westfield Road- Approved
 - received application for replacement of basement window at rear of home with an egress window
- 26 Winterset Circle- Approved
 - rock wall in backyard; project is to continue/expand on deck project from 2021 (#311)

Inquires

1 new inquiry received

- 22 Foxboro Circle
 - Homeowner inquired about requirements for installation of solar panels
- 34 Southwick Circle
 - Homeowner notified ACC they are changing cedar siding to LP siding and replacing some windows.

Update

The ACC will be meeting to review current ACC Guidelines.

Submitted by: D. Bashirullah on 09//2022

WGHA Block Captain Updates
Board Meeting Scheduled for 10/03/2022

Block Captains

- Block Captain on Walnut Grove Dr. still open

Home Sales

- WG home sales in YTD
 - 410 N. Westfield Road*
 - 7209 Colony Drive
 - 206 N. Gammon Road*
 - 7314 Farmington Way
 - 5 Southwick Circle
 - 309 N. Westfield- daughter of previous owner
 - 7106 Colony Drive
 - 22 Foxboro Circle
 - 29 Greenhaven Circle*
 - 29 Winterset Circle*
 - 14 Colony Circle*
 - 425 N. Westfield Road*
 - 501 N. Westfield Road*
 - 310 Oldfield Rd. -closing 10/03*
- *Contact information needed

- Other houses on market:
 - 7301 Whitacre Circle

Submitted By: D. Bashirullah on 09//2022

Greenway Report

9/28/22

Dane County Land & Water Resources Department funds a grant project in which schools and neighborhoods receive native perennials. WGHA was notified in August that it was a recipient of the grant. This consisted of 118 plants chosen for our type of light conditions and soil. On August 20th 10 volunteers prepared a site on Greenway C. The soil was amended, plants installed and were watered into place. Volunteers provided protective fencing and an information sign which explains the plantings. A watering crew which consists of 3 nearby volunteers will support establishment of the plantings until frost. The site will be supported through the 2023 growing season. If the grant is offered again in 2023 it is our intent to apply again and continue remediation of denuded areas in Greenway C.

The Greenways Committee has met most recently on 9/13/22 which was the last planned meeting of the 2022 growing season.

Volunteer Greenway Work Days have been held on the second Saturday of each month since May and were completed September 10th. On that date 6 volunteers removed a large amount of buckthorn adjacent to the information sign in Greenway D at the Foxboro pathway. Concurrently, several dozen native perennials were dug and transplanted into the information sign area. Volunteers also hauled out several piles of yard waste which had been deposited into the Greenway along with the buckthorn shrubs that had been removed.

Volunteer Charlie Morgan continues the process of moss treatment primarily on the Greenway D walkways. Volunteers Davie Phillips and Hayden McCann have met to plan for a Greenway information walk to be held, weather permitting, prior to the October 15th WGHA picnic.

Several owner questions have been directed to greenways@walnutgrovemadison.org Each has received a response.

Hearty thanks to each of the volunteers that have participated in planned or ad lib green activities throughout the 2022 growing season.

From: **Hayden McCann** <haydenmccann@yahoo.com>

Date: Monday, September 26, 2022

Subject: Upcoming agenda request

To: "president@walnutgrovemadison.org" <president@walnutgrovemadison.org>

Liz,

Re: Sauk Creek Greenway project

I hope it will be possible to retrieve the WGHA position statement (from 2019?) that addressed the potential negative impact of excessive tree removal & over engineered concept that included a paved bike path etc. for the project.

The SNT group has been providing updates as there are developments.

Can we discuss the potential of a fall or pre-annual meeting newsletter?

Proposed article: Communicate maintenance that was accomplished this year by volunteers. Compliment owners who have forwarded concerns and potential woodland hazards. Volunteers are a dear commodity & although I am particularly proud of 2022 accomplishments again too much effort has been expended hauling out yard waste from Greenway D in particular and less so Greenway C. And then there was a Croquet game set up on Greenway C in which someone mowed a 26' x 58' area to resemble a golf green last Saturday.

Please consider these two items for the upcoming agenda.

WGHA Treasurer's Report -- As of October 3, 2022

| | 2022 Budget | As of Oct 3, 2022 | | | |
|--|---------------------|----------------------|-----------------------|---------------------------|--------------------|
| | Amount | Amount | Rec./Exp | | |
| 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 July 28 | \$18,521.30 | | | | |
| REVENUES | | | | | |
| | | | | <u>As of Jul 28, 2022</u> | <u>Inc/(Dec)</u> |
| Annual Dues Payments Deposited to Checking Account | \$45,300.00 | \$41,424.74 | \$3,875.26 | \$39,675.04 | \$1,749.70 |
| Annual Dues Payments Deposited to Money Market Account | \$0.00 | \$2,625.00 | -\$2,625.00 | \$1,825.00 | \$800.00 |
| Subtotal -- Dues Payments | \$45,300.00 | \$44,049.74 | \$1,250.26 | \$41,500.04 | \$2,549.70 |
| Interest on Bank Balances | | | | | |
| Money Market Account | \$0.00 | \$22.04 | -\$22.04 | \$12.42 | \$9.62 |
| Checking Account | <u>0.00</u> | <u>0.13</u> | <u>-\$0.13</u> | <u>0.13</u> | <u>\$0.00</u> |
| Subtotal | \$0.00 | \$22.17 | -\$22.17 | \$12.55 | \$9.62 |
| Other | | | | | |
| Revenue from Directory Advertisers | 1,300.00 | \$1,564.07 | -\$264.07 | 1,564.07 | <u>\$0.00</u> |
| TOTAL REVENUES | \$46,600.00 | \$45,635.98 | \$964.02 | \$43,076.66 | \$2,559.32 |
| EXPENDITURES | | | | | |
| | <u>Budgeted</u> | <u>Through Oct 3</u> | <u>Amt. Remaining</u> | <u>As of Jul 28, 2022</u> | <u>Inc/(Dec)</u> |
| Greenways and Circles | | | | <u>Chg vs Prior</u> | |
| Water and Sewer | \$5,500.00 | \$4,196.70 | \$1,303.30 | \$2,297.74 | \$1,898.96 |
| Electricity (Madison Gas and Electric) | 2,300.00 | 1,554.67 | 745.33 | 857.12 | 697.55 |
| Mowing | 7,000.00 | 4,495.00 | 2,505.00 | 0.00 | 4,495.00 |
| 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 | 14,331.64 | -1,631.64 | 6,704.75 | 7,626.89 |
| Pathway Maintenance | 5,000.00 | 69.56 | 4,930.44 | 69.56 | 0.00 |
| Lamp Post Maintenance | 600.00 | 640.83 | -40.83 | 0.00 | 640.83 |
| Circle Grants (\$500) and Circle Reimbursements (\$50) | 2,150.00 | 100.00 | 2,050.00 | 0.00 | 100.00 |
| 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 | \$26,603.13 | \$10,446.87 | \$11,143.90 | \$15,459.23 |
| Administrative Expenses | | | | | |
| Bank Charges | 50.00 | 19.00 | 31.00 | 19.00 | \$0.00 |
| Taxes and Fees | 50.00 | 0.00 | 50.00 | 0.00 | \$0.00 |
| 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 | 117.00 | 83.00 | 65.00 | 52.00 |
| Social | 1,500.00 | 403.72 | 1,096.28 | 177.76 | 225.96 |
| 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>547.17</u> | <u>0.00</u> |
| Subtotal | \$7,200.00 | \$3,480.48 | \$3,719.52 | \$3,202.52 | \$277.96 |
| TOTAL EXPENSES | \$44,250.00 | \$30,083.61 | \$14,166.39 | \$14,346.42 | \$15,737.19 |
| 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 Oct 3, 2022 | | | | | |
| | | | | <u>As of Jul 28, 2022</u> | <u>Inc/(Dec)</u> |
| Checking Account | | \$7,022.09 | | \$11,998.27 | -\$4,976.18 |
| Money Market Account | | 42,848.62 | | 49,539.00 | -\$6,690.38 |
| Savings Account | | <u>5.00</u> | | <u>5.00</u> | \$0.00 |
| Total -- Summit Credit Union | | \$49,875.71 | | \$61,542.27 | -\$11,666.56 |
| Total -- PayPal Account | | <u>50.00</u> | | <u>\$314.92</u> | -\$314.92 |
| Total Bank and PayPal Balances | | \$49,875.71 | | \$61,857.19 | -\$11,981.48 |
| Jan 1 Balance + Revenues-Expenditures to Date | | \$49,875.71 | | \$28,730.24 | \$21,145.47 |
| Difference | | \$0.00 | | | |

DUES TRACKER

--Approximately 10 members outstanding
--8 of the 10 were previously up to date
--5 of the 8 are condo rate members
--Amount due ~\$1,715 including late fees and prior year dues