

**WALNUT GROVE HOMES ASSOCIATION
ANNUAL MEETING
JANUARY 22, 1996**

MINUTES

The meeting was called to order at 7:11pm by Sandi Robins. Eleven households were represented and eight proxies.

The minutes of the 1995 annual meeting were read and approved. The treasurers report was also reviewed and approved.

Committee Reports

Greenways

The costs for light repair, greenway mowings and tree removal were reviewed. There are usually eleven mowings a year with additional ones considered based on need.

The issue of circle care was brought up by Lyn Mussallem, Stone Crest Circle. Inorder to include the circles in the cost of greenway maintenance we would have to raise the dues. Other neighborhoods have included this but their dues are \$10 to \$20 higher than ours.

Block Captains

Pam Sproat described the duties of the captains and thanked them for their community service.

Newsletter

Bridget Booske noted that the newsletters were timed for community events. Ads for residents are free of charge.

Social

Most of the activities are geared toward children with the annual picnic designated for families. Approximately 160 people attended the annual picnic. The annual garage sale is also a big event for the association.

The park fund has been successful in helping us to acquire new equipment for the playground. A safety surface has been installed and further asphaltting will occur in the spring. A new goal will be additional swing sets(toddler size) at a cost of approximately \$4,000. The park is well used by soccer and athletic groups.

Park beautification funds will be sought for further plantings. The park is presently without flowering trees.

Architectural Control

Dan Esser described his role in helping residents understand the covenants. Usually a dozen requests for assistance are received yearly. Satellite dishes are now more acceptable because of their limited size. By-laws have not been changed, but each request is considered on an individual basis.

Old Business

None

New Business

Alderperson Susan Hamblin thanked the board for the new directory and for the hard work and time spent on community service. She acknowledged that the playground fund had been very successful.

Concerning city-wide issues:

- The Monona Terrace is 40% finished and is set to open July 4, 1997.
- Susan serves on 12 committees for the city.

District Issues:

- The abandoned Kohls store will house a book store.
- Junction neighborhood will have a range of housing options and new stores at the Beltline and Mineral Point Road. These will include a Target, Kohls grocery, linen and other retail shops. There will be more commercial development next to Menards and the property across from that will have multi-family units. The adjacent Catholic Diocese property(not the seminary) may be sold to a developer.
- Operating money for the library has been difficult to get in the city budget.
- Traffic lights at Old Sauk and High Point should be in this year. This should improve gap time along Old Sauk.
- Senior housing project is under construction.
- Fire station is still under discussion. Response time needs to be five minutes or less from time of call to arrival. Site behind Walgreens is still being considered.

The 1996 Budget was presented. John Pinto moved to approve it and Jean Rogers seconded. The motion passed.

Nominations

Five positions are open on the Board. Judy Brannstrom, Norman Gilliland and Becky Cooley are leaving the board. Mary Nellis and Dan Esser have finished one term and are available to serve another term. Diane Wilkinson and Alan Lee have placed their names in nomination.

Alan Lee, Dan Esser, Mary Nellis and Diane Wilkinson were nominated as directors. Unanimously accepted.

Wexford Ridge

A spokesperson from that community addressed the meeting to promote a fundraiser with monies being used to support youth activities. Volunteers are always needed and should call the alderperson or United Neighborhood Center.

Open Forum

Jean Rogers has requested to have her daughter's wedding in the park this summer. This would be an afternoon event with amplified music until 8pm on August 24. There would be under 200 guests. Parking is an issue. The board would like to discuss this issue at the next meeting on February 5. Sandi Robins will also call the city parks department to get further clarification about this prior to the meeting.

The meeting was adjourned at 8:40pm.

Respectfully submitted:

Mary M. Nellis

Mary M. Nellis
Secretary

WALNUT GROVE HOMES ASSOCIATION

MINUTES

January 8, 1996

PRESENT: S. ROBINS, J. BRANNSTROM, B. COOLEY, D. ESSER, B. BOOSKE, N. GILLILAND, D. KLASS, P. SPROAT, M. NELLIS

ABSENT:

The meeting was called to order at 7:10 PM.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
Minutes accepted. J.B. moved/B.C. seconded.

TREASURER: J. BRANNSTROM
Report accepted. N.G. moved/B.C. seconded.

GREENWAYS: N. GILLILAND
Waiting for a replacement bulb for #9. Light #25 has no panels. These will need to be replaced. Speed of maintenance from electric companies has been slow.

BLOCK CAPTAINS: P. SPROAT
No report

NEWSLETTER: B. BOOSKE
Next newsletter will go out in the spring.

SOCIAL: B. COOLEY
Santa was successful with 5 families participating. Need to thank Eric Larson in the newsletter for his role as Santa.

ARCHITECTURAL
CONTROL: D. ESSER
No report

OLD BUSINESS:
Tax Status: We pay state sales tax but as a corporation our interest income is tax free up to \$1,000. If our gross receipts are less than \$25,000 and our interest less than \$1,000, we are exempt from federal tax. IRS sec 501 (c) 4 Code.

Official

Notification: Letter composed by D. Klass to be sent to City Planning Department was reviewed. Only the President's name will be sent.

A separate letter will be sent to the Zoning Office (Dept of City Planning) to notify them when there is a new president and/or a new architectural control person.

Annual Meeting
Agenda:

Committee Reports

Within the context of the committee reports the following issues will be open for discussion

-Architectural guidelines

-Vandalism

-Circle mowings

Alderperson report

Nomination of new officers

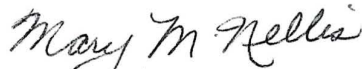
NEW BUSINESS:

Budget:

J.B. presented a proposed budget to the board with discussion and input to help the treasurer develop the 1996 budget.

The meeting was adjourned at 8:25 pm.

Respectfully submitted,



Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION

MINUTES

February 5, 1996

PRESENT: S. Dobins., J. Brannstrom, B. Cooley, D. Esser, B. Booske, N. Gilliland, D. Klass, P. Sproat, M. Nellis, D. Wilkinson, A. Lee

ABSENT:

The meeting was called to order at 7:10p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
Minutes accepted. NG moved/BC seconded.
A summary of the minutes of the annual meeting
will be in the next newsletter.

TREASURER: J. BRANNSTROM
Report accepted. DE moved/MN seconded.
Park Fund has \$271.
Clifton Gunderson will still be responsible for
collecting the billing for dues.

GREENWAYS: N. GILLILAND
Hill Electric sent bill (light #9) for \$112 to
replace fixture and bulb.

Naturescapes has contacted us to renew our
contract.

BLOCK CAPTAINS P. SPROAT
A letter will be sent about maintenance of the
circles. This will include the board
policy and some suggestions.

NEWSLETTER: B. BOOSKE
no report

SOCIAL: B. COOLEY
no report

ARCHITECTURAL
CONTROL: D. ESSER
No report

OLD BUSINESS:

Park Use: Jean Rogers (resident of 209 Westfield) attended to request Walnut Grove Park for her daughter's wedding reception on August 24, 1996. Deb Klasse submitted a report of information she obtained from the Madison Parks Dept.

There was considerable discussion among the board members. One board member who lives near the park had gotten some feedback from neighbors. Their concerns were:

- the total number of people at one event
- the number of events per year
- only allow Walnut Grove residents as hosts
- noise level at dusk
- concerns about parking
- notice to neighbors about the event

Motion 1: The board agrees to the use of Walnut Grove Park on Saturday, August 24 for a wedding reception hosted by Jean Rogers with the understanding that there will be a contract between the host and the board.

*The motion was approved with exceptions.

*DK will draw up a contract.

*PS will ask block captains to phone two weeks prior to inform residents of the date and time.

*Jean Rogers will post notices in the park two weeks prior to the event.

The board wants to continue knowing about events at the park that are requested through the alder person. The board would like to limit the number and size of events.

*MN will call Susan Hamblin, alderperson, to inform her of our decision and our request for her to continue keeping us informed.

NEW BUSINESS:

Board

Assignments: Diane Wilkinson will take over the duties of Greenways.

Alan Lee will assume the role of treasurer.

Annual

Dinner: The Annual Board dinner will be at Ginza Restaurant at 7:00 p.m. on February 28th.

The meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Walnut Groves Homes Association
Minutes, March 4 1996

PRESENT: S. Robins, B. Booske, D. Klass, D. Esser, A. Lee, D. Wilkinson,
P. Sproat, B. Cooley

ABSENT: M. Nellis

The meeting was called to order at 7:08 p.m.

COMMITTEE REPORTS:

SECRETARY: D. WILKINSON substituted for M. NELLIS
Minutes of 2/5/96 meeting accepted. AL moved/DK
seconded.
M. Nellis called Ald. Hamblin to inform her of Board's
approval of the use the park on 8/24/96 for a wedding
reception.

TREASURER: A. LEE
Report accepted. DW moved/BB seconded.
\$216 in dues received so far. AL will deposit some funds
in Money Market next week. \$870 contributed to park fund.
List of park fund contributors to be published in next
newsletter. AL recommends raising annual dues.
He will examine WGHA by-laws to see what voting options
are, especially if vote can be held by mail. DE recommends
raising dues limit in by-laws to \$75, but only raising dues
to \$50. Wexford dues are \$60.

Former treasurer J. Branstrom turned over historical
Walnut Grove Homes Association records to SR.

GREENWAYS: D. WILKINSON
Has received two bids for greenway care; awaiting third
bid. Naturescape, last year's vendor, is apparent low
bidder. We will sign up with Naturescape unless third bid
is significantly lower. DW will talk to Eric Olson before
mowing season regarding waiver of liability and
insurance.

BLOCK P. SPROAT
CAPTAINS: No report. Clarified that letter regarding circle mowing
will be written by SR.

NEWSLETTER: B. BOOSKE
Publication date depends on whether there is an egg hunt.
Will publicize need for social chair.

ARCHITECTURAL D. ESSER

CONTROL: Extensive discussion of Architectural Control Committee's
(ACC) jurisdiction over building materials used in exterior
remodeling, especially siding.

DE moved that WGHA Board interpret the ACC guidelines to
include control of exterior materials on existing
construction. AL seconded. Motion failed 3-4.

BB moved to rewrite ACC guidelines to give ACC authority
needed to control exterior materials on existing
construction. DW seconded. After considerable discussion,
BB withdrew motion, but requested future consideration.

AL moved that there be a sense of a the board
that the failed motion is not binding and the ACC should
have jurisdiction over the issue of exterior materials. DK
seconded. Motion passed with exception.

The newsletter should contain a notice that changes in
siding are subject to the Architectural Control Committee.

OLD BUSINESS: B. COOLEY of Walnut Grove Park Project
BC sent letter to City of Madison requesting funds for park
benches and trees in 1997.
Park fund will provide additional swing set. Construction
this summer.

NEW BUSINESS: SR reported M&I bank is closing and WGHA Board will have
to find a new meeting room. This may necessitate meeting
a different day than Monday. SR will contact board
members regarding monthly meeting arrangements.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Diane M. Wilkinson



WALNUT GROVE HOMES ASSOCIATION
APRIL 1, 1996
MINUTES

PRESENT: S. ROBINS, B. BOOSKE, D. KLASS, ~~D. ESSER~~, A. LEE, D. WILKINSON, P. SPROAT, M. NELLIS

ABSENT: *D Esser*

The meeting was called to order at 7:10p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
Minutes of 3/4/96 meeting were approved. A.L. moved and M.N. seconded.

TREASURER: A. LEE
At this time twenty-five lots are unpaid. AL will send late notices to them.

Naturescapes was the lowest bidder chemical lawn care. The bill has been paid (\$946.40).

We need 151 households to agree to raising the dues. A.L. will write a letter with the rationale for raising dues. This would be sent to all residents. Block captains could be used to gather proxy votes. The neighborhood picnic in September would be used as a special meeting at which a vote would be taken. At issue is whether to raise the limit on dues to \$60 or \$75.

GREENWAYS: D. WILKINSON
Light #25 is out due to a sledding incident. Some lights are reported to be on all the time. D.W. will check.

Farmington Ct. is requesting funds for stump removal for a fir tree that had to be cut down because it was dead. D.W. will get estimate.

D.W. will contact Eric Olson to complete paper work for mowings this summer. We will also request an estimate from him for circle mowings. He can determine if he wants his name given out to circle residents requesting this service.

Some walkways in heavily wooded areas have leaves that accumulate which may be damaging the blacktop and make the walkway slippery. The Board may want to hire someone to take care of this.

BLOCK CAPTAINS P. SPROAT

Thank you notes were sent to all block captains for getting out the newsletter.

NEWSLETTER: B. BOOSKE

There have been problems using OfficeMax to print the newsletter. The Board agreed to let B.B. determine a suitable vendor.

SOCIAL:

S.R. reported that there were 42 kids at the egg hunt. Kathy McComb did a wonderful job organizing it. M.N. will send note on behalf of the Board to Kathy and ~~Curt~~^{Chris} VanWagner who was the Easter Bunny.

ARCHITECTURAL
CONTROL:

~~D. ESSER~~

The residents of 10 Round Hill Circle have submitted plans and a request to build a fence. The owner has agreed to provide appropriate landscaping. The Board does not object based on the location of the house being on the perimeter of Walnut Grove and the location is obscure.

OLD BUSINESS:

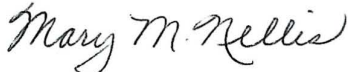
S.R. reviewed requests of information that could potentially be used in the newsletter. We will send our newsletter to Jule Stroik for use in the "Neighborhood Network".

All updates for the Walnut Grove Neighborhood Directory will be kept by S.R.

NEW BUSINESS: None

The meeting was adjourned at 8:30p.m.

Respectfully submitted,



Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
MAY 6, 1996
MINUTES

PRESENT: Sandi Robins, Debra Klass, Alan Lee, Diane Wilkinson,
Dan Esser, Bridget Booske

ABSENT: Mary Nellis, Pam Sproat

The meeting was called to order at 7:08 p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
Minutes of the April meeting were approved.

TREASURER: A. LEE
Overdue notices were sent out May 1. Four additional dues payments have been received.

Park fund continues to receive donations. We have received a letter of thanks from the Parks Department.

DW moved to accept the report and DE seconded.
The report was accepted.

GREENWAYS: D. WILKINSON
DW has presented waiver of liability and proof of insurance for Eric Olson. Eric will call DW and AL before mowing. Eric is not interested in clearing the paths of leaves.

Hill Electric believes that the photo cells are defective in the lights. This would cost \$15 plus a service call for a bill of \$48 per light. Because we would need to replace 8 lights our total cost would be \$168. The Board discussed the cost. Light #25 is missing plastic plates. DE suggested that we give Hill some discretion and have them determine the exact problem.

DW called about stump removal on Farmington Ct.
Harrington \$20 and will fill w/ dirt
Bolley \$90
Capitol no answer
Board agreed to hire Harrington.

BLOCK CAPTAINS P. SPROAT
No report

NEWSLETTER: B. BOOSKE
No report

SOCIAL:

VACANT

SR reported that Kathy McComb has agreed to organize the September picnic. We need someone to organize the Garage Sale in August.

ARCHITECTURAL
CONTROL:

D. ESSER

DE had four calls last year. This year he has had two controversial issues and at least seven phone calls to deal with. AC committee felt the fence issue on Round Hill Circle was an exception to the rule and DE believes the plantings around the fence will be put in later than we had anticipated.

DE has received a letter from an attorney representing the owners on Winterset who want to side their home. The letter states that the AC committee has no jurisdiction and no objective criteria. DE has not responded. Our position is that the owners or attorney need to submit another proposal.

OLD BUSINESS: None

NEW BUSINESS: None

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,



Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
JUNE 3, 1996
MINUTES

PRESENT: Sandi Robins, Debra Klass, Alan Lee, Mary Nellis, Diane
Wilkinson, Dan Esser, Bridget Booske

ABSENT: Pam Sproat

The meeting was called to order at 7:10 p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
The minutes of the May meeting were not available
to review.

TREASURER: A. LEE
Southwick and Harwood circles have requested \$30
each for circle care.
The report was accepted. MN moved to accept and DW
seconded.

GREENWAYS: D. WILKINSON
Hill Electric has been attending to the lights
that have been on continually. Some need new
photo cells. Lights #5 and !9 both require repair.

Greenways have been mowed once.
Eric is not available to mow circles.

A stump that needs to be removed will be handled
by Harrington Co.

BLOCK CAPTAINS P. SPROAT
No report

NEWSLETTER: B. BOOSKE
Becky Coley would like us to continue to thank
park contributors in the newsletter.

The next newsletter will have info about the
garage sale and the date for the picnic.

SOCIAL: VACANT
Annual picnic will be September 8.

The status of the Fourth of July Parade and
gathering is uncertain because no one will be in
town to take charge.

ARCHITECTURAL
CONTROL:

D. ESSER

DE has contacted a lawyer re our position on control of exterior materials used on homes. The lawyer felt the case was "interesting" but not necessarily winable. The rules were devised without thought to remodeling. Court costs are estimated at a minimum of \$1500. Dan has received a letter from the homeowners' attorney asking the Board to proceed with litigation. DE is not recommending we pursue this legally. The Architectural Control Committee will not approve the plans that have been submitted.

letter Nov. 17, 1995

Dan will run off more AC ^{guidelines as needed.} ~~booklets~~ ^A In order to register the booklet we need parcel numbers. The booklet contains lot numbers. ~~For~~

OLD BUSINESS:

In order to register assignment of authority for architect approval from Voss to the ~~AC~~ AC. Committee we would need parcel #s for all the lots which we do not have.

Wedding:

A copy of the correspondence will be given to the secretary. We will need to refer to the city code about the decibel level for noise.

NEW BUSINESS:

Mail

Review mail sent to the association.

Wexford
Ridge

The meeting of this group has been changed to the fourth Monday of the month.

The meeting was adjourned at 8:25p.m.

Respectfully submitted,

Mary M. Nellis
Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
JULY 8, 1996
MINUTES

PRESENT: S. ROBINS, D. KLASS, A. LEE, D. WILKINSON, D. ESSER, B. BOOSKE, M. NELLIS

ABSENT: P. SPROAT

The meeting was called to order at 7:10 p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
DE clarified the language in the 6/3/96 minutes. The minutes were approved with that amendment. The minutes for the meeting of 5/6/96 were also approved. AL moved to approve both and DW seconded.

TREASURER: A. LEE
All dues are paid. Money market interest is doubled because of July interest being added. MN moved to approve report and BB seconded. Report approved.

AL submitted a draft of a letter to be sent to residents regarding potential dues increase in the future. We will consider mailing the notice for the special meeting. AL will contact Clifton Gunderson re address labels and costs. AL will draft and bring to August meeting the meeting notice, proxy form and cover letter.

GREENWAYS: D. WILKINSON
Winterset has two dead trees behind the circle. DW will call Harrington for an estimate. If cost is below \$200 she will contract to have the work done.

Hill Electric put in new photo cells at a cost of \$379.80. Poles #22 and 26 are rusted. DW ordered head and pole for #25 (cost: \$264 includes 4 hours labor @\$48 per hour). Light #17 is on all the time. New photo cell will be ordered.

As of this date there have been five lawn mowings.

BLOCK CAPTAINS P. SPROAT
DE and BB delivered newsletters.
Two block captains have moved and two new captains have been recruited.

Farmington Ct. Diane Engber
Whitacre Mike/Ruth Braun

NEWSLETTER: B. BOOSKE
Next newsletter is scheduled for week of July 20.

Members will be encouraged to submit letters and articles. A suggestion was made to encourage more information about the multicultural aspects of the neighborhood.

SOCIAL: Vacant
No calls were received about the lack of a 4th of July parade.

Garage Sale - residents will be asked to donate cookies to be sold at a stand staffed by children. Pop will also be sold and profits will go the playground fund.

Annual Picnic - We will have beer available. MN will call Susan Hamblin, alderperson, to invite her.
Consider serving chicken if cost is reasonable.
Include clown in the activities.

ARCHITECTURAL
CONTROL: D. ESSER
No correspondence or calls this month.

OLD BUSINESS: The wedding which was scheduled for 8/26 will no longer be held in the park.

NEW BUSINESS: The 1996 City of Madison Government Handbook is available.

The meeting was adjourned at 8:56p.m.

Respectfully submitted,

Mary M. Nellis
Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION

MINUTES

September 9, 1996

PRESENT: S. Robins, D. Klass, A. Lee, D. Wilkinson, D. Esser, B. Booske, M. Nellis

ABSENT: P. Sproat

The meeting was called to order at 7:08 p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
Minutes from the August meeting were unavailable.

TREASURER: A. LEE
Treasurer's report was reviewed. DE moved to approve and BB seconded. Report approved.

GREENWAYS: D. WILKINSON
DW received a call about a crabapple tree off of Walnut Grove Circle. \$30 for removal could be used from the circle fund. The board will not remove unless it is dead.

Springwood Circle tree which is dead will be removed at a later date.

DW will contact Harrington to pursue estimates for pruning of the walkways so that they are passable.

The light recently replaced by Hill is ¹⁰put.
Lights which are reported to be on all day should be checked to see if they are on ^{do}due to dense foliage.

Light #17 needs new plates.

Holes on the paths will be patched by AL and DE will pick up the materials.

There was a complaint about animals and children on a greenway. DE ~~knows the complaintant~~ and will follow up.

BLOCK CAPTAINS P. SPROAT
No report

NEWSLETTER: B. BOOSKE
The following will be included in future newsletters:
-purposes of greenways
-contributors from garage sale

- results from social committee survey
- results from vote on dues increase

SOCIAL:

Vacancy
Annual picnic - there were 40 no shows and 20 people who came without reservations. Feedback to the board about the food was positive.

ARCHITECTURAL
CONTROL:

D. ESSER
No further action on Winterset property.

House on the corner of Westfield and Rye needs a reminder to submit plans to AC when doing exterior remodeling.

OLD BUSINESS:

Vote for
dues increase There were 82 "yes" votes. Board agreed to use block captains to distribute proxy and solicit signature. DE offered to walk with block captains if they want assistance.

NEW BUSINESS:

Mail Mail reviewed for information for the newsletter.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
OCTOBER 8, 1996
MINUTES

PRESENT: S.ROBINS, D. KLASS, D. WILKINSON, D.ESSER,
B. BOOSKE, M. NELLIS, PAM SPROAT

GUEST: BECKY COOLEY
ABSENT: ALAN LEE

The meeting was called to order at 7:05p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
The minutes was approved with corrections. DE moved for approval and DK seconded.

TREASURER: A. LEE
Expenses for the annual party were discussed. The report was approved. DE moved to accept and DK seconded.

GREENWAYS: D. WILKINSON
Lights: #33 has recently been replaced by Hill Electric
#8 and #10 are on all day - will need new photocells.
DW cut some foliage to clear the path between Harwood and Whitacre.
Removal of trees behind Springwood Circle needs to be done professionally. DW will call Harrington.
Circle cleanup on Greenhaven has been done by residents.

BLOCK CAPTAINS P. SPROAT
Call block captains to inform them about the process necessary to get proxy votes. Letter to block captains will be sent this week.

NEWSLETTER: B. BOOSKE
Next newsletter will contain the following:
*Info about neighborhood Santa
*Results of vote at Annual picnic
*Invitation to the annual meeting

SOCIAL:
The Board should consider charging a nominal fee to come to the annual picnic to insure that people who sign up attend. Consider discussing this issue at the annual meeting.

BB will call Kathy McComb to find out the results of the survey on interest in social activities.

Becky Cooley has volunteered to organize the neighborhood Santa.

ARCHITECTURAL
CONTROL:

D. ESSER

More copies of the ACC need to be printed.

OLD BUSINESS:

- SR will write a response to Neil K letter.
- ^{\$50} ~~-\$60~~ stump removal for 6 trees on Greenhaven was approved. ~~Board agreed on \$50 allocation to Greenhaven for plantings.~~ Further requests for funding should be submitted to the Board.

NEW BUSINESS:

- Suggestion was made by MN to invite a realtor to the Annual Meeting to discuss property values in Walnut Grove and any suggestions about what enhances our neighborhood.

-Park

The ramp needs to be attached to make the structure accessible.

Becky Cooley will call city re status of Walnut Grove Park in the funding for 1997. We need some backless benches and shade trees. Becky will find out what procedures need to be followed to procure the funding.

-Mail

Susan Hamblin wrote a letter to the Board thanking us for the invitation to the Annual dinner.

The meeting was adjourned at 9:00p.m.

Respectfully submitted,

Mary M. Nellis

Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
MINUTES

November 4, 1996

PRESENT: D. KLASS, A. LEE, D. WILKINSON, D. ESSER,
B. BOOSKE, M. NELLIS,

ABSENT: S. ROBINS, P. SPROAT

The meeting was called to order at 7:14p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
DW moved to accept with amendments and BB
seconded. Approved.

TREASURER: A. LEE
MN moved to accept and DE seconded. Approved.

GREENWAYS: D. WILKINSON
-Two dead trees on Springwood to be removed this
week.
-A poplar on the greenway behind Whitacre and
Oxwood has fallen over.
-Greenway lights are all working. DW will call
Hill about one light that has never been lit.
Panel replacements for lights will also be
investigated.
-DW has met with Harrington employee to discuss
possible oakwilt on tree on Springwood Circle.
That tree is a whiteoak which do not get oakwilt.

BLOCK CAPTAINS P. SPROAT
A number of block captains have returned signed
proxies for the dues increase.

NEWSLETTER: B. BOOSKE
No new information

SOCIAL:
No report

ARCHITECTURAL
CONTROL: D. ESSER
No report

OLD BUSINESS:

Greenhaven
Request: The circle would like to spend \$252 for a bench
for the circle. The Board does not feel this is
an expense we can allow.
The circle should be commended for their efforts
in upgrading the circle landscaping.

NEW BUSINESS:

502

Westfield: Tom Senatori and his wife are in the process of purchasing the property at this address and in the future hope to use it for a Bed and Breakfast while still maintaining their residence at the address. Tom presented a packet of information to the Board with the specific plans. It is their intent to have three bedrooms used for the B&B and no other uses, such as large parties or catered events. There will not be a sign designating the business. Present covenants allow for use of the property in this way without any other approval. Mr. Senatori wanted to inform the Board and seek our support. The Board is in favor of this arrangement as it was presented and requested that the neighbors in the condos to the south and the neighbors directly across the street be informed.

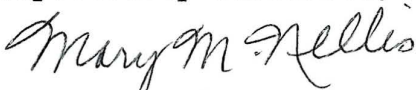
Shelter Use: Jack Taft has reserved the shelter on June 24, 1997 from 5-8pm.

Millstone

Complaint: DE contacted the resident who complained about children playing on the greenway. If the resident feels that children are trespassing on his property he should contact DE for some help in resolving this.

AL moved to adjourn and DW seconded.
The meeting was adjourned at 8:44p.m.

Respectfully submitted,



Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION
DECEMBER 2, 1996
MINUTES

PRESENT: S.ROBINS, A. LEE, D.ESSER, B. BOOSKE, M. NELLIS,
P. SPROAT

ABSENT: D. WILKINSON, D. KLASS

The meeting was called to order at 7:05p.m.

COMMITTEE REPORTS:

SECRETARY: M. NELLIS
AL moved to approve and BB seconded the motion.
Approved.

TREASURER: A. LEE
The final budget is being prepared for the annual meeting. There was consensus from the board members to proceed with the information we were given.
MN moved to approve the report and BB seconded.
Approved.

GREENWAYS: D. WILKINSON
Due to her absence DW submitted a written report. MG&E was called on a matter of business and they had difficulty locating some of our property on a map they are using. Essers will follow-up.

BLOCK CAPTAINS P. SPROAT
Seven block captains have returned proxy votes. PS and her husband, Ian, are volunteering to do some of the landscaping on Southwick Circle. PS has designed a flower garden for the Walnut Grove sign at the park. She has applied for funds through the Adopt a Park Program from the city and is waiting for the approval.

NEWSLETTER: B. BOOSKE
Coming soon!

SOCIAL:
Santa should be stopping by on December 18 and 19 to families that requested him.

ARCHITECTURAL
CONTROL: D. ESSER.
DE has had to remind residents of the need to contact AC when doing outside remodeling projects.

OLD BUSINESS:

Proxy Votes PS will contact all block captains to get the
final count of proxy votes.

NEW BUSINESS:

Annual
Meeting MN will call Susan Hamblin to invite to meeting.

The meeting was adjourned at 8:25p.m.

Respectfully submitted,

Mary M. Nellis

Mary M. Nellis