

**Minutes of the
Walnut Grove Homes Association, Inc.
Annual Meeting
January 25, 2023 7:00 pm
(via Zoom)**

Due to the continuing potential for Covid exposure, and to simplify and promote greater participation, the annual meeting of Walnut Grove Homes Association, Inc., was conducted by Zoom for the third year in a row. Doug Hyant, WGHA Vice-President, hosted and moderated the meeting.

The meeting was called to order at 7:05 pm by President Liz Fenster, who welcomed all the participants. Mr. Hyant then explained the procedures to be followed in the meeting, including the on-line poll voting method for motions introduced in the meeting.

Attendees:

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

Homeowner Attendees: There were 42 WGHA homeowners/participants present for the Zoom meeting, with one attending by phone.

21 proxies were presented and recognized for voting purposes.

- 20 proxies were given to the WGHA Board (One proxy assignor came onto the call)
- 1 proxy was given to Liz Fenster

A quorum was declared under the Association's 2020 By-laws, with 62 homeowners present in person or by proxy.

The Board members introduced themselves.

Approval of 2022 Annual Meeting Minutes

Ms. Fenster invited a motion to approve last year's Annual Meeting minutes. Charlie Morgan so moved, seconded by Nick Brown. The motion passed unanimously, including proxies. (See, Appendix A, below, for totals of votes in person and by proxy on all motions made in this meeting.)

Agenda for Meeting:

Ms. Fenster screen shared the PowerPoint presentation and agenda. (See, Appendix B, below.) Ms. Fenster discussed:

- WGHA participation in the new **Madison Metro Transit Network Redesign** and Ms. Fenster reviewed the changes coming for bus service to the neighborhood in June 2023, including easy access to the Rapid Transit component. She showed the new transit map and discussed the Rapid Transit going into effect in 2024. No routes are coming down Westfield Road through the neighborhood. Ms. Fenster thanked members who played significant roles in liaising with Madison Metro: Meghan Johnson and Ethan Nelson.

- The **single track bike trail at Walnut Grove Park** may have stalled out. The project has been placed on indefinite hold by the Madison Parks Department. Ms. Fenster discussed our own survey on the bike trail and the petitions on it. The Tamarack Community took an official position opposed to it. The potential of this project can be followed at the City's website [here](#).
- **Pheasant Branch Watershed and Sauk Creek Greenway.** Ms. Fenster reviewed the status. This project is to help address the severe flooding that occurred in August 2018, when much of the Pheasant Branch Conservancy in Middleton was washed out. This project calls for the removal of trees, primarily invasive species, and will affect the wooded area west of Walnut Grove Park. Neighbors can sign up for updates on the City's website on this project [here](#). Final development plans for this project will await further community engagement meetings.
- **North Westfield Road Traffic Calming Project.** Ms. Fenster reviewed this effort that began some two years ago by a handful of neighbors banding together to express to City Traffic their concerns about the speed of traffic along Westfield Road in the vicinity of the Walnut Grove Park, lack of visibility during events in the park, including soccer games, and crosswalks being ignored by motorists. Construction should begin between April and July of 2023 (and take approximately three weeks) to install three speed humps in the vicinity of the park, newly painted crosswalk in continental marking style, and two traffic islands at Westfield on both sides of the Farmington intersection. In addition, the speed limit on Westfield will be reduced to 25 mph from 30. Details on these traffic changes are available on-line [here](#), see Exhibit B, last page of the WGHA board minutes of April 11, 2022 .
- **Principal 2022 Achievements:**
 - \$15,000 added to the Legacy Fund for the Greenways.
 - Neighborhood Signage repair (Ron Wynne) and repainting (Natasha and Kenton Soglin).
 - Hayden McCann led a project to obtain and replace native perennial plants using a grant we obtained.
 - We continued to work on bids to repair and replace the Greenway pathways.
 - We established a long-term tree pruning and planting rotation.
 - In-person Social events returned, led by social chair, Charlie Morgan.
 - The Westfield Traffic Calming Project was approved.
 - We printed and distributed the 2022 Neighborhood Directory, fully funded by advertisements.
- **Plans for 2023**
 - Continue long-term financial planning to fund the long term tree care and pruning rotation and pathway replacement. We are looking for the full tree pruning rotation to take approximately 7 to 10 years. We anticipate it will take some 16 years to accumulate the funds for full pathways replacement.
 - Continue the return to in-person social events.
 - Distribute periodic newsletters.
 - Continue to coordinate Greenway volunteer workdays.
 - Look into an "adopt-a-greenway" program.
- Hayden McCann discussed the **"Adopt-a-Greenway" program** from the perspective of the costs just to maintain the lights in the Greenway, with repairs and repainting and her hope that neighbors would consider financial contributions to get those items done as current budget is tight for that work. Mr. Morgan added for the benefit of new neighbors the fact that the Greenways receive no financial assistance from the City of Madison.
- Lights out on Greenways should be reported to the Greenways email address: greenways@walnutgrovemadison.org.

- Greenways A through D are shown on maps inside the cover of the Directory and on the WGHA website [here](#).
- Ms. Fenster discussed notification for **herbicide applications** on the Greenways via emails to nearby households and via block captains.
- **Circle Grants and reimbursement program** continues: 3 separate maximum \$500 grants per year rotated among circles; and in addition, \$50 Circle reimbursements for any circle doing beautification on a smaller scale. All requests to be coordinated by the block captain for the circle.
- **Pathways Replacement** – Mr. Morgan, co-chair of the Greenways Committee (for Pathways Repair and Replacement) discussed initial efforts to get a read on the potential costs for replacement of the pathways in the four greenways. A number of contractors have been out to walk the pathways in 2022. It will take some time for the Legacy Fund to build up to the level needed for replacing the pathways in just a single greenway. Based on current 2022 estimates, complete replacement of all four greenway paths will be about \$270,000, and the best estimate is that it will take some 16 years to raise that sum assuming \$15,000 could be placed in the legacy fund each year and not needed for other pathway and greenway needs in the interim. This is an excessively optimistic projection given, for example, that we anticipate repairing at least three sections of the pathways in particular need of repair in 2023 (one area each on Pathways in Greenways A, B and C).
- Danielle Bashirullah chair of the **Architectural Control Committee (ACC)** reviewed the functioning of the ACC in reviewing certain potential changes to the improvements (including certain outside improvements) to residences in the neighborhood. The ACC is comprised of six homeowners. She explained the use of the ACC Rules and Procedures Appendices to make it simpler for homeowners to zero in on the rules and standards applicable to individual types of improvements or modifications. She reviewed the application and appeal processes under the ACC Rules and Procedures. Finally she reviewed the applications and informal inquiries handled by the ACC in 2022. The ACC acted on eleven (11) applications in 2022. Six were approved, one was approved with conditions imposed, three applications were withdrawn by the homeowners, and one application, for a fence, was denied. Finally, Ms. Bashirullah outlined potential modifications to the Appendices to the ACC Rules and procedures. Once these modifications have been approved by the Board, they will be posted to the Association website under the “Rules” tab.
- Mr. Morgan reviewed the 2023 activities of the **Social Committee**. We renewed the annual Fourth of July celebration in Walnut Grove Park and had a tailgate potluck in the Park in October which followed a walk through several of the greenways, curated by Hayden McCann and Davey Phillips, to explain the management of the greenways and point out some of the more prominent features and flora. For 2023, Mr. Morgan was considering adding an Easter egg hunt to the calendar, and promoting volunteer opportunities, including Greenway workdays. He encouraged anyone with additional ideas for new social get-togethers to contact him.
- Ms. Fenster reviewed **Communications**. The new **Neighborhood Directory** distributed to all homeowners in 2022 made a profit of \$387.00 (ad revenue in excess of printing costs). She encouraged the some fifteen households not yet signed up for digital communications from the Association to contact her to do so in an effort to save administrative effort and mailing expenses.

- Ms. Bashirullah is chair of the **Block Captains** and reviewed their activities, including such activities as distributing neighborhood directories, new homeowner welcome packets, coordinating block parties, new tree plantings and watering schedules, and circle mowing schedules. There were 17 homes with new owners in 2022 and in January before the annual meeting. Ms. Bashirullah is looking for a new block captain for a section of Walnut Grove Drive on its east side. Block Captains can be identified on the Association website and in the Neighborhood Directory. Ms. Fenster thanked all the **Block Captains** for all they do for the neighborhood association.
- Treasurer Nick Brown made a presentation for the **2023 proposed budget** being recommended by the Board for approval by the members in attendance at the meeting. Among his comments and notations were the following:
 - 90 percent of our fee revenue is spent maintaining or preparing to maintain (in the case of the Legacy Fund) our common areas, including greenways, pathways, pathway lighting, and cul-de-sac circles.
 - We came in under budget for expenses in 2022 due to deferring some temporary pathway repairs, not having the legal expenses for which we budgeted, and saving on social activity expenses.
 - Because of inflationary pressures on utilities (primarily sewer and electricity), mowing and other expenses, the board is recommending an increase in the 2023 annual dues measured by the increase since 2021 in the *Consumer Price Index, All Urban Consumers*. This specific level of increase is provided for in the Association's Covenants at Part F, paragraph 30, in order to maintain 2021 spending power. The Board recommends raising the dues from \$150 per year to \$170 per year per single family residence, and \$85 per year for condos. This will hopefully allow continued funding of the legacy fund at a desired level notwithstanding the inflationary increases we anticipate on maintenance, tree rotational care and other expected annual expenses.
 - Dues notices are coming out shortly and the Association is looking into new payment options, including Venmo.
 - Mr. Brown is also exploring safe investments, like CD's, for investing the Legacy Fund, given current investment rates of return.
 - One owner asked about the possibility of replacing the pathway light fixtures with solar powered lights, and Ms. Fenster said that in the future that might be considered as a cost savings measure.

Adoption of the 2023 Budget. Amie Mechler-Hickson moved to adopt the 2023 budget being proposed by the board. Rachel Hollender seconded the motion. The motion passed on a vote of 56 to 3, including all proxy votes being voted in favor.

Board of Directors Election. Ms. Fenster solicited nominations from the floor or even individuals to self-nominate to serve a two year term on the Board for 2023-2024. Laurie Howard of Harwood Circle volunteered to run for the board. Danielle Bashirullah, consistent with many years of past practice, made a motion to conduct a single vote on a slate of potential directors consisting of Ms. Fenster, Ms. McCann, Ms. Bashirullah and Ms. Howard. This motion was seconded by Jon Jenson. The motion was approved and the slate of four homeowners elected by a vote of 56 to 1, including all proxy votes being voted in favor. Ms. Fenster invited any owners to sit in on board meetings, which are announced on the Association's website. The Secretary, Mr. Grimmer, can be contacted for the link to attend Zoom meetings.

Open Forum

- Mr. Morgan expressed his appreciation for the excellent leadership that Ms. Fenster had provided to the Association over the past several years and particularly during 2023, when a number of initiatives were achieved.
- There was a brief discussion about the fact that repainting of the lamp posts along the greenway paths required stripping down to the bare metal, then repriming and repainting, and that Ms. McCann hoped to contract this work out in 2023.
- There was a discussion of whether we were experiencing jumping worms and spongy (gypsy) moths in the neighborhood and on the common areas of the Association. Ms. McCann said she was not aware of these problems yet, and in connection with this concern she renewed her request that nothing should be moved onto the greenways from private property that might pose a potential of moving invasive critters onto the greenways. Ms. Bashirullah and Mr. Griffith recommended that the next newsletter include information on jumping worms and spongy moths and their control.
- Derek Pavelec raised the possibility of needing to move the traditional “third week in May” schedule for the neighborhood garage sale to account for the construction work the City is planning for the Westfield Road traffic calming project. One owner raised the possibility of shifting the sale to summer so that children who are in school in May can be enlisted to help in the families’ sales. Mr. Pavelec said we traditionally used the third week in May to “piggyback” off sales occurring then in Wexford and Parkwood Hills. That tends to draw more traffic. But he is open to adjusting the date. He recommends that for planning purposes we set the date by March.

Meeting adjourned at 8:28 pm

The next regular board meeting will be on Monday, February 6, 2023, 6:30 pm (via Zoom) to organize and elect officers for the 2023 WGHA Board. Mr. Grimmer will send out the Zoom link by February 1st.

**Minutes respectfully submitted
by Kim Grimmer, Secretary**

Appendix A to the January 25, 2023 Annual Meeting Minutes

All Board members present voted in favor of all three motions presented during the meeting, hence the twenty (20) Board proxies were voted in favor of all motions in this tally. There was one (1) proxy given to Liz Fenster which voted in favor of all motions in this tally. The two Zoom meeting host households, Doug & Molly Hyant and Liz Fenster were unable to vote via the on-line polling method used in the meeting, but by prior agreement their three votes, and proxy votes given to them and the Board, were registered in favor of each of the motions presented.

Vote #1 - Shall the minutes of the 2022 Annual Meeting be adopted? Adopted.

With all votes (including Zoom host proxy votes) - 57 to 0

Breakdown: In Favor 34 in attendance, 2 hosts, 21 proxies, Opposed 0

Vote #2 - Shall the 2023 Budget and assessments proposed by the Board be adopted? Passed.

With all votes (including proxy) 56 to 3

Breakdown: In Favor 33 in attendance, 2 hosts, 21 proxies, Opposed 3 in attendance

Vote #3 - Shall the slate of incoming officer proposed by the Board be elected? Elected.

With all votes (including proxy) - 56 to 1

Breakdown: In Favor 33 in attendance, 2 hosts, 21 proxies, Opposed 1 in attendance

A stylized, layered landscape illustration. The foreground features rolling green hills in various shades of green, with a dark brown path or stream winding through them. On the left, there are three distinct plants: a green tree with rounded foliage, a purple flower-like bush, and a cluster of orange flowers. A small red bird is flying in the upper left. The background consists of light blue and white wavy bands, suggesting a sky or distant hills.

Walnut Grove Homes Association

2023 Annual Meeting

Agenda

- Establish Quorum
 - Per By-laws, quorum is 30 households
- Introductions
 - Walnut Grove Homes Board Members
- Approval of last year's annual meeting minutes
- Board Updates
 - Community Events
 - State of the Neighborhood
 - Greenways
 - Architectural Control Committee (ACC)
 - Social
 - Communications
 - Block Captains
 - Treasurer: 2023 Budget

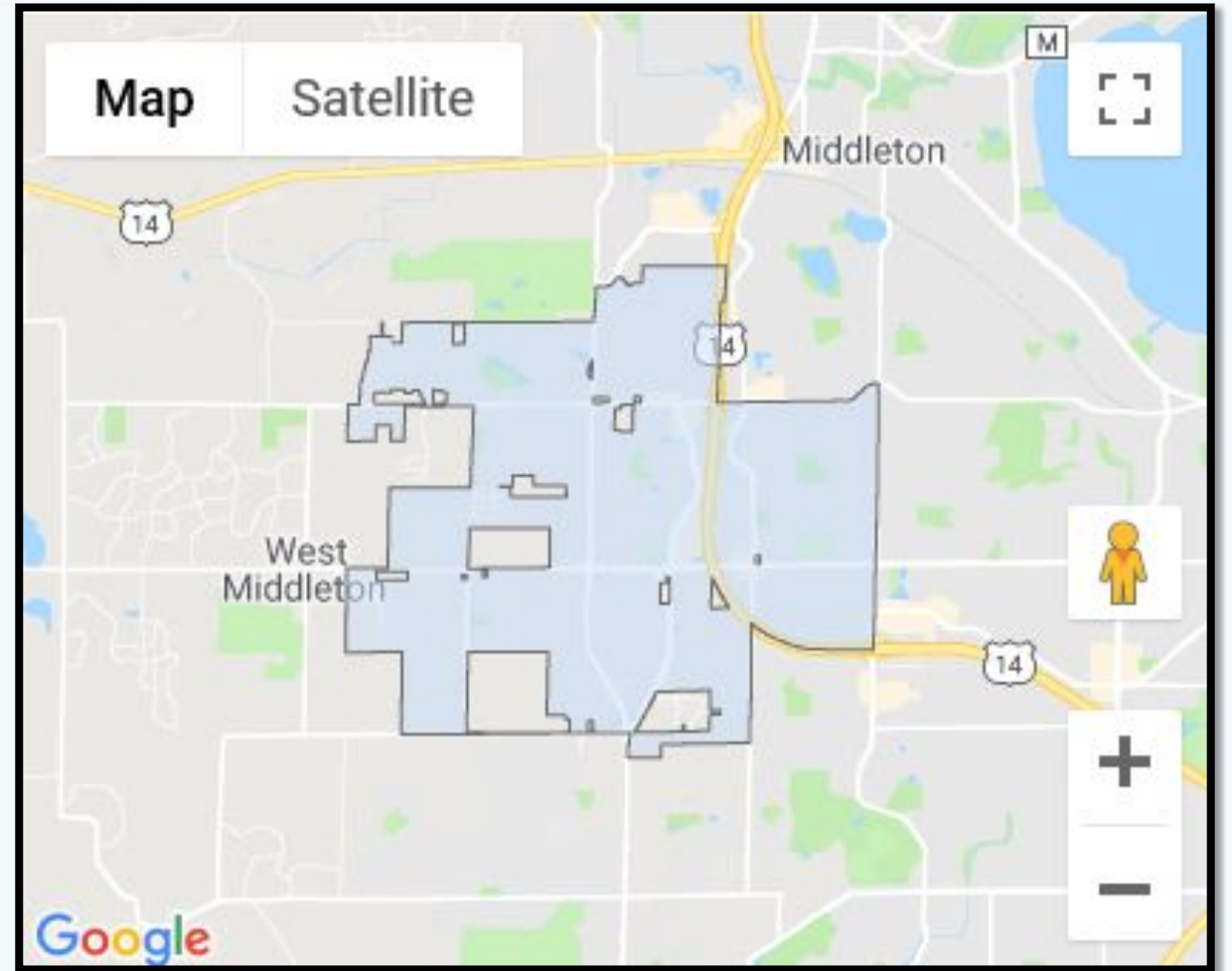
Voting

- Annual Budget + Dues
- Election of Board Members

Introductions

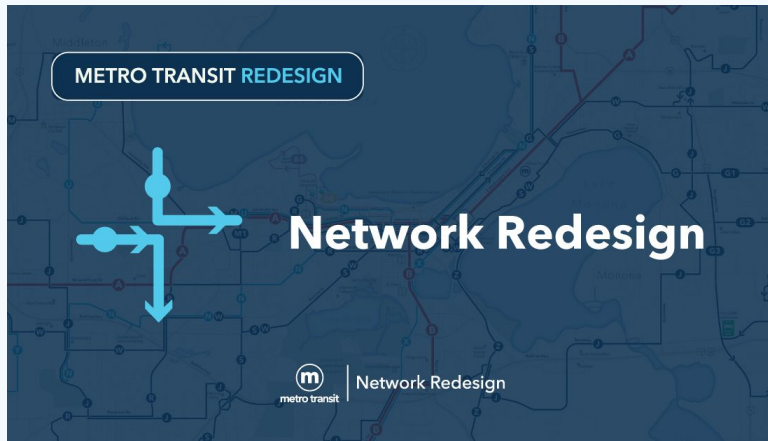
- Walnut Grove (WG) current board members
- President's Welcome Message
- Approval of last year's annual meeting minutes

<https://walnutgrovemadison.org/archive-of-board-meeting-minutes>



Madison Metro Transit Network Redesign

- New Transit Map Approved
 - A brand new transit network plan has been approved and expected to go into effect in June of 2023.
 - This service redesign will increase frequency of trips, reduce issues with transfers and make Metro's system more direct. It will reduce number of routes.
 - The changes will set the groundwork for the city to introduce bus rapid transit (BRT) in 2024
 - Visit the City website for additional information
<https://www.cityofmadison.com/metro/routes-schedules/transit-network-re-design>
 - Transit Oriented Development (TOD) Overlay District approved
<https://www.cityofmadison.com/dpced/planning/transit-oriented-development/3792/> and
https://www.cityofmadison.com/dpced/planning/documents/TOD_2023-01-12_TOD%20Overlay.pdf



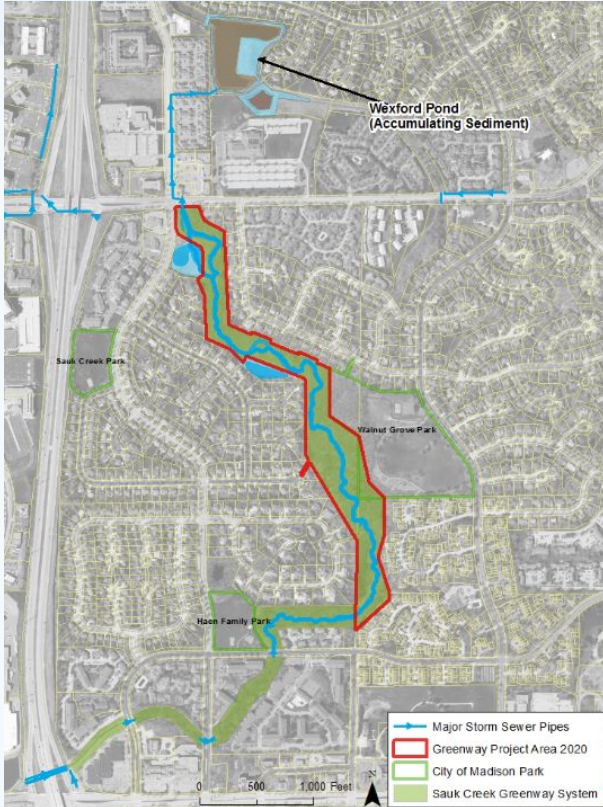
Bike Trail Update



Alpine Bike Parks | Justin Brantley Photo

- Single Track Bike Trail at Walnut Grove Park
 - While Parks is still hoping to install a bike trail at Walnut Grove Park, this project has been put on hold.
 - Parks is going to focus their efforts for 2023 on construction at Sycamore Park (east side) and on excess park land along the SW Commuter trail by the Odana Golf Course.
 - Parks **may** come back to the Walnut Grove neighborhood in 2024 or 2025 with the hope of finding an alignment that will find more acceptance.
 - In the spring of 2023 the Shred to School single track trail, located along the Cannonball Trail by Aldo Leopold School and Park just south of the beltline by Todd Drive, will be open and ready to ride. We encourage neighbors to check it out.
 - Visit the City website for additional information
<https://www.cityofmadison.com/parks/projects/walnut-grove-park-singletrack-improvements>

Pheasant Branch Watershed & Sauk Creek Greenway

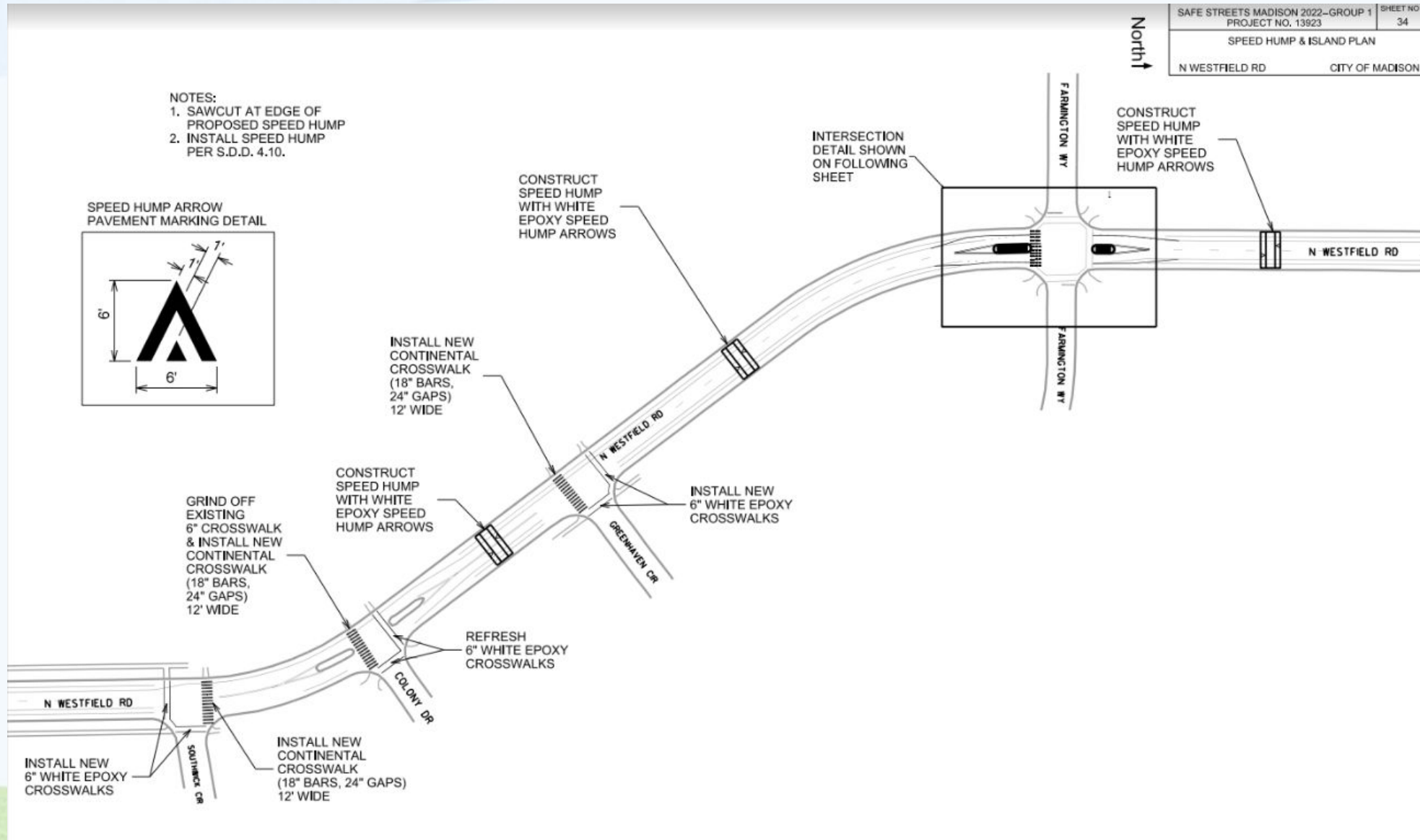


- The Pheasant Branch Watershed Study is complete. Its goal was to identify causes of flooding and craft potential solutions to try to reduce flooding caused by stormwater.
- Further community engagement on the project will begin in late spring 2023. The City expects the engagement process to last the majority of 2023 and will be more robust than a standard City construction project. Construction isn't likely to begin until 2024.
- Sauk Creek Greenway: The watershed draining through this channel is approximately 1,318 acres. Over time, the channel has degraded. Erosion, fallen trees and sediment forming in the Wexford Pond are key issues.
- FAQs & Project Information:
 - https://www.cityofmadison.com/engineering/documents/projects/SaukCreekGreenway2022_10_17_FAQ.pdf
 - <https://www.cityofmadison.com/engineering/projects/madison-pheasant-branch-watershed-study>
 - <https://www.cityofmadison.com/engineering/projects/sauk-creek-greenway-restoration>

Traffic Calming Project Update

- The N Westfield Rd traffic calming project construction is set to take place between April and July 2023.
- The intent of this project is enhanced safety for pedestrians accessing the Walnut Grove Park and the surrounding neighborhood
- This project includes
 - three speed humps
 - newly painted crosswalks (continental for visibility with signage)
 - traffic islands installed at N Westfield and Farmington Way
 - reduction of speed limit to 25mph
- Once the project begins, the work should take about three weeks. Traffic will be maintained at all times—speed humps are constructed in halves to maintain traffic.

Traffic Calming Project Update



Recap & Vision for Walnut Grove

2022

- Added \$15k to Legacy fund (established in 2021) to prepare for long term maintenance of greenways and eventual replacement of asphalt paths. Total balance \$30k
- Signage repair and beautification completed by volunteers Natasha & Kenton Soglin
- Native perennial planting completed by the Greenways Committee
- Implementation of a scheduled greenway maintenance plan
- Began researching repair and replacement options for paths
- Return of social events!
- Westfield traffic calming project approval
- Printed directory, funded by generous advertisers
 - Thank you to Culvers, Chris Delamarter at Keller Williams Realty, Vintage Brewing, Brantley Cooper Advisors, Victor Arellano, City BBQ, Rize: Smarter Decisions Now, and Tommy Van Ess at First Weber



Recap & Vision for Walnut Grove

2023

- Long term financial planning to fund tree care and pruning rotation (~7-10 years) and pathway replacement (~16+ years)
- Support and enhance our greenways and circles with year two of greenway maintenance plan rotation
 - Pruning, tree care, removals and plantings within our Greenways
 - Dedicated maintenance plan to keep trees healthy with structural pruning
- Maintain and build sense of community in our neighborhood.
 - 2023 Social Events
 - Newsletters
 - Greenway Volunteer workdays
 - Adopt-a-Greenway

Our Greenways

WGHA owns 6.7 acres, including just over a mile of paved paths (~5400 feet of paved paths +/- 20 feet) and 36 lamp posts

2022 Greenways Maintenance + Improvement included:

- Mowing, fertilization, and invasives control
- Volunteer work days, including native plantings
- Tree management including removal of dying trees from circles and greenways, Ash tree treatments, pruning of all trees in circles
- New tree plantings to replace select removals

2023 Planning

- Eco Tree Company began a multi-year, rotational tree maintenance program to care for the trees in our greenways and circles, starting with the circles in 2022. This will continue in 2023.
 - Tree removals for hazard and dying trees
 - New tree plantings in Fall '23
- Volunteer Work Days
 - Continuation of work throughout the greenways to remove invasive species.



Our Greenways Continued

- Renewed Policies
 - Invasives Species treatment:
 - Prior to any application of herbicides used to control invasive buckthorn, neighbors in the surrounding area will be notified via email.
 - Circle Grants and Reimbursements:
 - Greenways Committee has taken over major tree removal and tree replanting in Circles. Circle grant applications may still be submitted for other beautification and planting projects and will be approved on a rotating basis, depended on budget allocations.
 - Circle Grants: Maximum amount is \$500, application must be submitted for consideration.
 - Circle Reimbursements: \$50 per year, must be signed off by block captain
- Lights Out?
 - If you see any greenways lamppost lights out, please contact greenways@walnutgrovemadison.org with the lamppost number and approximate location.

Greenway Paths

- In 2022, we began researching options to repair and replace asphalt paths. Based on preliminary cost estimates and the amounts dedicated for this purpose in the Legacy Fund, it is unlikely that any of the paths will be replaced in the near future.
- Initial quotes gathered for Pathway Replacement:
 - Met with three contractors to gather quotes for replacement
 - Bid Received \$64k for Greenway C (our third longest path)
 - A = 467'
 - B = 1691'
 - C = 1269'
 - D = 1942'
 - Estimated total across all 4 Greenways = \$271k
 - Estimated that it will take ~16 more years to raise the necessary funds IF \$15k is added to the Legacy fund annually

Adopt a Greenway?

- We are currently unable to commit to pathway replacement with current expenses
- Are you willing to adopt a portion of a greenway by donating to a greenway project? Your dollars can be used to plant new trees, prune a greenway, or replace a section of pathways!

Architectural Control Committee (ACC)

- Committee composed of 6 members
 - 1 new member added to replace leaving member
- **ACC Rules & Procedures**
- For ease of use, created Appendices A, B, C & D in 2021
 - **Appendix A:** Residences, Additions, Exterior Modifications
 - **Appendix B:** Decks, Porches, Patios
 - **Appendix C:** Fences, Privacy Screens, Pools, Landscaping
 - **Appendix D:** Outbuildings, Solar Panels, Fixtures
- **Application Form & Appeal Form** available

ACC Information & Forms under the “**WGHA Rules**” tab on walnutgrovemadison.org

Architectural Control Committee

Summary of 2022 Activity

Applications

Received & Reviewed 11 Applications in 2022:

1. Rear addition application was *Conditionally Approved*
2. 2 side yard privacy fence applications were *Approved*
3. Egress window application was *Approved*
4. Roof-top solar panel application was *Approved*
5. Front/entry addition application was *Approved*
6. Rear rock wall was *Approved*
7. Replacement fence application was *Denied*
8. Back-yard basketball court application was *Withdrawn*
9. 4' Fence application was *Withdrawn*
10. Rear yard privacy fence application was *Withdrawn*

Inquiries

Received & Responded to 8 additional inquiries*:

1. 2 inquiries regarding exterior siding and/or replacement windows
2. 2 inquiries regarding fence requirements
3. Inquiry about side yard set-back requirements
4. Inquiry about requirement for change to existing patio
5. Inquiry about requirements for replacement deck
6. Question about compost bin guidelines

** Inquiries do not include those for which an Application was subsequently received and reviewed*

Architectural Control Committee Guidelines

- Modifications to current ACC Guidelines to address inquiries and changing technologies coming soon.
 - **Appendix A:** Residences, Additions, Exterior Modifications- No changes
 - **Appendix B:** Decks, Porches, Patios
 - Clarification about drainage plan regarding Patios
 - Additional statement about Exterior Lighting and City of Madison Ordinance
 - **Appendix C:** Fences, Privacy Screens, Pools, Landscaping
 - Additional guidance for length and placement of Privacy Fences
 - Additional statement to allow for decorative rocks and/or mulch
 - Additional statement about Exterior Lighting and City of Madison Ordinance
 - Additional statement about Compost Bins and City of Madison Ordinance
 - **Appendix D:** Outbuildings, Solar Panels, Fixtures
 - Change information in Solar Panels and Satellite dishes to include other peripherals that may come along
 - **Application Form**
 - Added Page numbers and small changes to formatting, wording, and spacing

Social



2022 Social Events

- July 4 Independence Day Celebration – bicycle parade, water balloon toss, trivia, snacks.
- October 15 Tailgate Party and Potluck – grilled brats, beverages of all kinds, a fire pit, and lots of school spirit. The party followed a walk through Greenways C and D, featuring informal discussion and explanations of how WGHA manages the greenways.

Looking Ahead to 2023

- Continue annual Independence Day celebration and Tailgate Party and Potluck.
- New In 2023 – An Easter Egg Hunt for young children – Saturday, April 1.
- Sponsor and promote additional volunteer opportunities, including additional park and greenway workdays.
- Solicit and support social events suggested by neighbors. Please contact Charlie Morgan, the Board's Social Chair, if you'd like to help plan these or other events.

Communications



- Neighborhood Directory
 - A new printed directory was published and distributed in February 2022
 - Ad Revenue of \$1,564 surpassed printing cost of \$1,177
 - Thanks to our sponsors Culver's, Chris Delamarter at Keller Williams Realty, Vintage Brewing, Brantley Cooper Advisors, Victor Arellano, City BBQ, Rize: Smarter Decisions Now, and Tommy Van Ess at First Weber
 - Information not current? Please send updated info to walnutgrovemadison@gmail.com
- Paper v Digital
 - We want everyone to receive the communication they need from the board. We are still providing paper copies to approx 15 homes. If you have not provided an email address and prefer digital communication, please do so.
- Website: walnutgrovemadison.org

Block Captains



- 25 Block Captain Zones
- Co-ordinated with Greenways & Circles to plant replacement tree in Whitacre, Oxwood and Foxboro Circles
- Block Captain Responsibilities:
 - Provide new neighbors with welcome packet
17 homes with new owners in 2022*
 - Share neighborhood communications such as:
Directories and newsletters
Greenway and circle updates
 - Other
Assist with coordination of Block parties
Co-ordinate Circle mowing schedule (where applicable)
- NOTE: Looking for new Block Captain for section of Walnut Grove Drive

2023 *One home closed January

Listing of Block Captains can be found at <https://walnutgrovemadison.org/block-captain>

Treasurer Report Highlights: 2022 + 2023 Comments

OPERATING BUDGET

- Total actual 2022 expenses (\$34k) were under budget \$10k due to deferring temporary pathway patching & the timing of Greenway grant spending (\$7k) and underspent legal & social spending (\$3k).
- The 2023 budget recommended by the Board includes adding back the temporary pathway patching while funds continue to grow for long-term replacement.
- The 2023 increased budget additional includes inflationary expenses for water/electricity/ongoing maintenance as well as some outstanding bills that were carried over from 2022 work.
- Link to [pdf of budget](#)

LEGACY FUNDS

- \$30k in funding has been earmarked for pathway replacement, proposed budget allows for an additional \$15k of funding in 2023.

ASSESSMENT NOTICES

- Dues proposed to increase to \$170/\$85 annually in line with CPI.
- 2023 assessment notices will be sent primarily by email but via paper on exception basis to noted members (please check Spam folders).
- Trying to include other electronic payment options (Venmo)
- Payments due within 6 weeks to avoid late fee.
- Contact Treasurer at treasurer@walnutgrovemadison.org for questions or if you do not receive a notice.

Treasurer Report: 2022 + 2023 Budget Summary

	2022		
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>H/(L) vs BUD</u>
STARTING FUNDS	\$17.0	\$17.0	\$0.0
DUES	\$44.8	\$45.3	-\$0.5
INTEREST	\$0.0	\$0.0	\$0.0
DIRECTORY	\$1.6	\$1.3	\$0.3
INFLOWS	\$46.4	\$46.6	-\$0.3
GREENWAYS	\$30.3	\$37.1	-\$6.7
ADMIN	\$3.7	\$7.2	-\$3.5
PATHWAYS	\$15.0	\$15.0	\$0.0
OUTFLOWS	\$49.0	\$59.3	-\$10.2
NET CHANGE	-\$2.6	-\$12.6	\$10.0
ENDING FUNDS	\$14.3	\$4.4	\$10.0
CARRYOVER EXP	\$1.8	\$0.0	\$1.8
ENDING AVAIL FUNDS	\$12.5	\$4.4	\$8.1

	2023 Proposal	
	<u>BUDGET</u>	<u>H/(L) vs PY</u>
STARTING FUNDS	\$12.5	-\$4.5
DUES	\$51.3	\$6.6
INTEREST	\$0.5	\$0.5
DIRECTORY	\$0.0	-\$1.6
INFLOWS	\$51.9	\$5.5
GREENWAYS	\$40.2	\$9.8
ADMIN	\$5.9	\$2.2
PATHWAYS	\$15.0	\$0.0
OUTFLOWS	\$61.1	\$12.0
NET CHANGE	-\$9.2	-\$6.5
ENDING FUNDS	\$3.3	-\$11.0

DUES +\$6K aligned with inflation index

GREENWAYS

+\$5K temporary pathway patching
 +\$3K inflation (electricity/water/mowing)
 +\$1K circle grant funding
 +\$1.5K fall mowing/maintenance (½ from 2022)

ADMIN +\$2K funding legal contingency

Voting

Vote in current board members up for re-election:

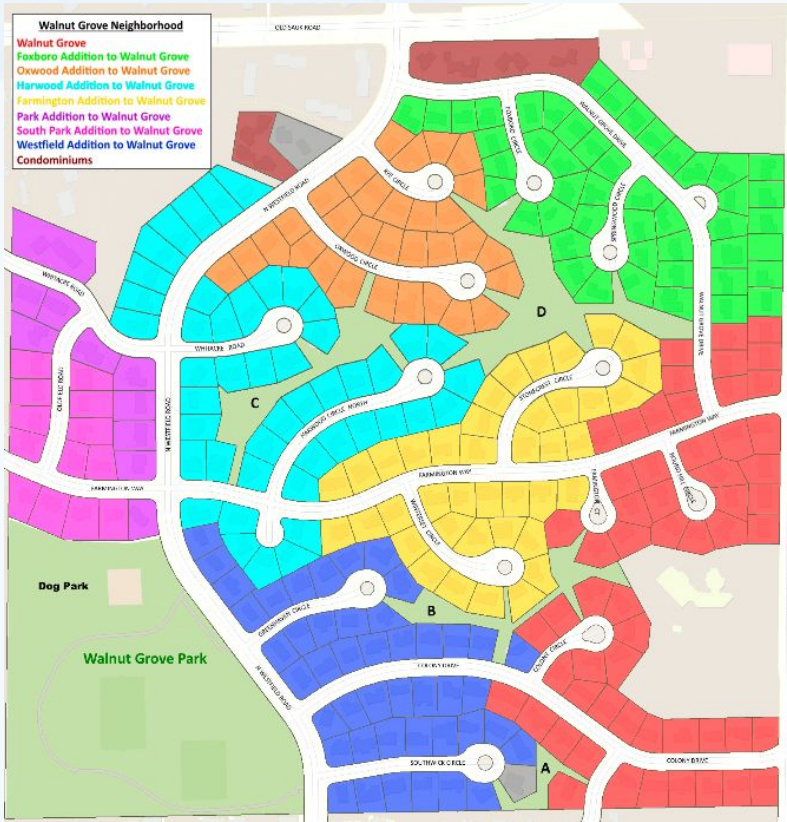
- Liz Fenster
- Hayden McCann
- Danielle Bashirullah

Vote in new board members:

- ~~Katie Frauen~~

Continuing to serve terms:

- Kim Grimmer
- Charlie Morgan
- Nick Brown
- Molly & Doug Hyant
- Eileen Goode



Wrap Up

Questions/Discussion?

Thanks to our generous directory supporters:



Arellano & Phebus
S.C.



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