

MINUTES - WALNUT GROVE HOMES ASSOCIATION

Annual Meeting - January 22, 1983

President John Edinger called the meeting to order at 9:45 am. Thirty-eight families were either present or represented by proxies, and a quorum was present (attending families are listed in sign-in sheet attached).

Karen Bridger, Association Treasurer, reviewed the financial report (attached): \$11,894.49 was received in revenue during 1982; \$15,565.49 was spent; and cash on hand as of December 31, 1982 was \$6,324.90. The major expense in 1982 was for resurfacing the greenways.

Karen also reviewed the 1983 budget as proposed by the Board of Directors. Total expenditures of \$11,250. are estimated. This will require a \$37.50/lot dues assessment.

Thornton Liechty reported on Architectural Control Committee activities, summarizing numerically all types of business that came before the committee in the past year. He also outlined two future issues of possible concern: (1) treatment of solar panels in light of pending litigation in Milwaukee and (2) installation of satellite dishes. Liechty concluded by introducing the committee members present.

Ken Potts, past President, briefly discussed the community relations or "peace keeping" function. He said that there had been no significant disputes in the past year. Ken also reviewed his year on the City Planning Commission, touching on a proposed ordinance that would allow game animals and chickens in the R-1 district.

Clint Solberg reported on communications accomplishments for 1982. They included three newsletters and publication of a new neighborhood directory. He asked neighbors to submit items for the newsletter.

In Bill Wendle's absence, John Edinger reported on Park and Social functions, especially installation of tennis courts and an ice sheet, as well as placement of park equipment. Ball diamonds will supposedly be completed in the coming year. Questions were raised from the floor about: leaving up the tennis nets during the winter, moving the benches nearer the play equipment, further "finishing" of the playground area, and installing a soccer field.

Kay Hammer reported on Greenways and Maintenance. Three weed treatments and about nine mowings were contracted for in 1982. The circles, maintained by adjacent neighbors, also received "weed and feed." Lighting continues to be a challenge on the paths. Fortunately, unbreakable lenses are now being used. Paths were the major project for 1982, with complete sealing of the asphalt walks completed.

Due to a family illness, Wilt Shinall was unable to report on

WGHA Annual Meeting/2

City Government. President Edinger briefed those present on the continuing debate over street configuration in Wexford Village and its implications for increased traffic on Westfield Road. Walnut Grove has worked with Tamarack and Wexford groups to offer a compromise to the developer and the city. It involves looping Westfield to avoid the "straight shot" to West Towne. Edinger also touched on the Highway Q issue. Support for the compromise Wexford street map was voiced from the floor. Thornton Liechty moved, and John Pinto seconded that Walnut Grove support the proposed compromise. Passed unanimously.

Nominations for four Board positions were opened. Names appearing on the ballot were: Marvin 'Bud' Kilton, Wayne Larson, and Judy Christie (nominated from the floor by Starr Edinger with Ken Potts seconding). Clyde Bryant moved, Starr Edinger seconded that nominations be closed and that a unanimous ballot be cast for the three. Carried unanimously. Randy Lambrecht volunteered to fill the fourth position and his election was unanimously approved.

Other items:

Certificates of Appreciation were distributed to past Board members.

Leroy Harman discussed crime prevention and the Neighborhood Watch. Brochures are available from Leroy. Other suggestions were made to help prevent neighborhood crime: newsletter coverage of break-ins, front porch lighting campaign, telephone call warning system.

The meeting was adjourned at 11:10 am.

Respectfully submitted,

*Todd A. Berry*  
Todd Andrew Berry  
Secretary

WALNUT GROVE HOMES ASSOCIATION  
1983 ANNUAL MEETING

AGENDA

Welcome. . . . . John L. Edinger, President  
Establishment of a Quorum. . . . Todd Berry, Secretary  
1982 Annual Meeting Minutes. . . Todd Berry, Secretary

Reports of Committees:

Architectural Control . . . . .Thornton Liechty  
Community Relations . . . . .Ken Potts  
Communications/Block Captains . . . .Clint Solberg  
Park and Social . . . . .Bill Wendle  
Greenway Planning and Maintenance . .Kay Hammer  
City Planning and Government. . . . .J. Wilton Shinall

Nominations for the Board of Directors

Election

Presentation of Certificates to Past Board Members

General Discussion, Question and Answer Period

Results of Election

Adjournment

WALNUT GROVE HOMES ASSOCIATION

MEET THE CANDIDATES

The Parkwood, Tamarack, Walnut Grove and Wexford Homes Associations have joined together for a forum where you can meet the candidates in the Primary Election for the newly redistricted 21st Aldermanic District. The meeting will be held --

TUESDAY, FEBRUARY 8, 1982 (one week before  
the election)

7:30 p.m. at the

JOHN MUIR SCHOOL (located on Inner Drive at  
Yellowstone)

MODERATOR - Joan Schuette from the  
League of Women Voters

The candidates are --

Clyde Bryant - Walnut Grove

Ron Trachtenberg - Wexford

Gaizka Usabel - Tamarack

Here's your opportunity to discuss the issues with the candidates. Plan now to attend this meeting.

WALNUT GROVE  
HOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING  
MARCH 21, 1983

PRESENT: J. Edinger, C. Solberg, R. Lambrecht, W. Larson, J. Christie,  
J.W. Schinall, T. Liechty, J. Pinto, R. Conne, L. Grant

I. Call to Order

The meeting was called to order by President Edinger at 7:30 p.m. at Security Savings and Loan, 434 Gammon Place.

2. Old Business

- a. Walnut Grove Health Fund Drive. A proposal was presented to the board by R. Conne and L. Grant which would establish a Walnut Grove Health Fund Drive in place of door-to-door solicitation of funds for charitable health organizations. Submitted with the proposal was a draft of a letter explaining the purpose of the fund drive and informational brochures from the individual health organizations to be represented. The letter and brochures would accompany the donation card which lists the participating health organizations and provides for the distribution of the donation to the organization(s) as dictated by the homeowner. R. Conne explained that a separate checking account would be set aside for the deposit and disbursement of funds and that the account would be managed by R. Conne and L. Grant. T. Liechty moved that the Board approve the establishment of a Walnut Grove Health Fund Drive subject to the following conditions and/or stipulations as discussed by the Board:

- (1) That the letter (attached) accompanying the fund drive materials include the qualifying statement (paragraph 1, line 2): "This will take the place of these organizations requests for funds ..."
- (2) Homeowners will have 30 days after the distribution of fund drive materials to contribute to the various organizations in the fund drive.
- (3) That a formal report be made to the Board within six weeks after the deadline for collecting donations as specified in (2) above. This report will outline the amount of funds collected and disbursed to the respective organizations.
- (4) That the continuance of the fund drive be subject to annual review and approval by the Board and that the Board also review and endorse each health organization as represented by the fund drive.

The above motion was seconded and passed.

The Board unanimously approved the following organizations for this year's fund drive:

American Cancer Society  
American Diabetes Association  
American Heart Association  
Arthritis Foundation, Wisconsin Chapter  
Easter Seal Society of Wisconsin  
Madison Leukemia Committee

Muscular Dystrophy Association  
National Kidney Foundation  
National Multiple Sclerosis Society  
Sister Kenny Institute  
Cystic Fibrosis Foundation  
Committee to Combat Huntington's  
Disease

T. Liechty also moved that an Ad-hoc Committee be established by the Board, to oversee the fund drive. The motion was seconded and passed. Members of the committee appointed by the Board include R. Conne, L. Grant and J. Christie.

- b. Treasurer's Report. Accepted as presented (see attached).
- c. Architectural Control Committee. No report. Is studying the liability of the Association with respect to establishing guidelines for placement of satellite dishes by homeowners.
- d. Communications Committee. Some questions were raised in reference to welcoming "newcomers" into the neighborhood. Further discussion was postponed until next month.

Confusion as to the Association's membership in the West Side Business Association (WSBA). Apparently the \$10 membership fee has been paid but no information has been received from WSBA to date.

- e. Park and Social Committee. In process of organizing.
- f. City Planning and Government.
  - (1) J.W. Schinall indicated there are several city committees in which people interested could possibly serve on.
  - (2) After conferring with the city it was agreed that the "terrace area" between the sidewalk and curb along Old Sauk Road is the condominium owner's responsibility for mowing, etc. and not the city's. However, it was not known if there exists other land in question or in dispute by these owners. The Board decided to take no further action until a complaint arises.
  - (3) The committee informed the Board that a study is to be concluded as to the feasibility of stoplights at the intersections of Old Sauk Road and Gammon Road and Westfield Road and Mineral Point Road.
- g. Greenway Committee. Will be obtaining bids for the lawn care and maintenance of greenway areas. J.W. Schinall agreed to check into city responsibility of drainage area west of Westfield Road between Old Sauk Road and Whitacre Road.

### 3. New Business

Neighborhood Watch Program. Leroy Harman discussed the importance of a Neighborhood Watch Program. He suggested that self-help pamphlets be submitted with the next newsletter together with an article emphasizing the program. Would

like to see Neighborhood Watch articles included in newsletters on a more continuous basis. It was agreed that the pamphlets and articles discussed above be included with the May newsletter and that L. Harman and J. Christie coordinate the newsletter articles.

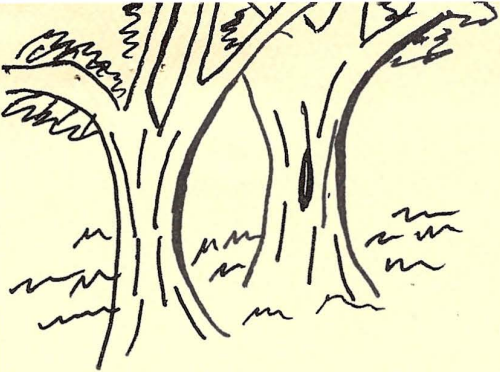
4. Adjournment. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Randall S. Lambrecht, Secretary  
Walnut Grove Homes Association, Inc.

**NEXT MEETING: MONDAY, APRIL 18, 7:30 pm.**



Walnut Grove Homes Association, Inc.  
Madison, Wisconsin 53717

April, 1983

Walnut Grove Homeowner

As in many other areas of the city, our neighborhood has decided to join together in an annual health fund drive. This will take the place of all health requests for funds on a door-to-door basis.

Enclosed is a packet of pamphlets intended to inform you of the needs as well as the deeds of these organizations. Your one check made out to the Walnut Grove Health Fund Drive will be divided as per your request on the enclosed card, and your check as well as the perforated section is your receipt for tax purposes.

The charities selected are done so on a yearly basis and if any of you have further selections, we would welcome your interests. Please limit these to health organizations.

If you have any questions or comments, please contact Lorraine Grant (833-9151) or Rick Conne (833-3795).

Give your check and card to your block captain or mail it to -

Walnut Grove Health Fund Drive  
c/o Rick Conne  
5 Oxwood Circle  
Madison, WI 53717

Thanking you for your consideration.

Rick and Lorraine



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report

February 15 - March 18, 1983

Balance February 14, 1983 \$4,290.16

### Income

January 31	Interest on checking	\$ 5.30	
February 25	19 lots	712.50	
February 25	20 lots	750.00	
February 25	9 lots, 1 condo	356.25	
February 25	5 lots, 3 condos	243.75	
March 11	50 lots	1,867.66	
March 11	Recovery from lien	69.30	
March 18	18 lots, 1 condo	698.91	
TOTAL		\$4,703.67	<u>\$4,703.67</u>
BALANCE			\$8,993.83

### Expenses

February 18	Instyprint Newsletter	\$ 44.56	
February 22	MG&E (February)	122.05	
February 25	Clifton Gunderson - billing	259.50	
March 17	MG&E (March)	121.46	
TOTAL		\$ 547.57	<u>\$ 547.57</u>
BALANCE			\$8,446.26

### Other Assets

Blount, Ellis & Lowi Money Market Fund 2/28/83 \$5,148.00

**WALNUT GROVE  
HOMES ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING  
APRIL 25, 1983**

PRESENT: J. Edinger, J.W. Shinall, M. Kilton, J. Christie, T. Liechty, J. Pinto,  
C. Solberg, W. Larson, R. Lambrecht

1. Call to Order

The meeting was called to order by President Edinger at 7:30 p.m. at President Edinger's home.

2. Approval of Minutes

The minutes of March 21, 1983 were approved.

3. Committee Reports

- a. Architectural Control Committee. T. Liechty updated the Board with the committee's actions thus far:

<u>Lot</u>	<u>Proposal</u>	<u>Action</u>
Lot 288 (Perry)	Patio deck	Approved
Lot 203 (Arneson)	Pool and deck	In process
Lot 156 (Larson)	Greenhouse/sunporch	Planning in progress
Lot 178 (Branstrom)	Porch	Planning in progress
Lot 144 (Kreul)	Cubscout clubhouse	See below
Lot 282 (Christie)	Porch	Submitted plans

In regard to Lot 144 (Kreul), it was discussed and recommended by the Board that if a clubhouse is proposed that it be built as a seasonal structure. No further action was taken as a result of not having received a specific request from the interested parties.

T. Liechty also expressed concern regarding homeowner's knowledge or receipt of the covenant and Standard Implementation Plan.

- b. Treasurer's Report. M. Kilton reported to date that there are 19 homeowner-owned and 17 builder-owned lots in which Association fees have not yet been paid. Each lot was reviewed separately and the following action(s) will be taken with respect to the individuals responsible for payment.

- (1) Send a reminder letter or phone call.
- (2) Wait until the "end of month" for payment before taking further action.
- (3) Check ownership (it was not clear as to who the responsible parties were for some of the lots).
- (4) File liens.

M. Kilton also acknowledged notification from the IRS that it is reviewing the Association's application for "exempt status" of federal income taxes.

- c. Greenway Committee. W. Larson reported that Barefoot Grass offered to provide three applications/treatments to the greenways and circles for the same price as last year. Total cost would be \$1,126.20 (greenways - \$549.20, circles - \$547.00). W. Larson moved that the Board approve acceptance of Barefoot Grass for lawn care. Motion passed.

W. Larson also moved that the Board contract George Wise to mow the greenway lawns at a cost of \$250.00/clipping and that the Association assume one-half (\$61.50) of the cost for an individual insurance policy as a condition of his contract in case of accident or injury while working. Mr. Wise would be responsible for the remaining one-half. It was noted that there were a total of five mowings last year and that the lawns were mowed on the average once every two weeks. It was also suggested that the Board consider paying neighborhood teenagers or other members in the Walnut Grove area as a way of saving money. After discussing the possible problems that could be encountered, it was generally felt that Mr. Wise as an independent worker outside of the Association with his own equipment, would be better and in fact, has done a satisfactory job in the past. Motion passed.

It was also discussed with regard to the circles that mowing is the homeowner's (within that culdesac area) responsibility. Thirty dollars per year is set aside by the Association for each circle. A circle may request this money each year or ask that the monies be held over for a number of years for the purchase of articles for the circle. The Board decided that a maximum number of years for the accumulation of funds should be determined. Records for the circles presently requesting held over monies will be available for review at the next meeting. Further discussion and action were set aside until the May meeting.

Bill Wendle has agreed again to take care of the greenway lights and other minor greenway maintenance jobs. W. Larson and J. Christie are looking into matters concerning Time of Day meters.

- d. Park and Social. J. Pinto presented the committee's plans for social events this summer.

Saturday, June 25, 2:00 p.m., Muskies Baseball Game, Warner Park. Tickets for homeowners will be \$1.25 each (half of regular ticket price).

Saturday, August 6, Brewer Game, Milwaukee vs. Toronto (in Milwaukee).  
Will attempt to charter bus.

Sunday, September 11, Annual WGHA Picnic.

Also in the planning stages is a Holiday Party scheduled for January sometime.

New clubs to organize include: Bridge (Patty Scheaff), Bowling league (Peggy O'Day).

In reference to the park, it was brought up that the surface underneath the playground apparatus is mud and/or dirt and in need of sand or some other material as originally had been planned. J. Edinger mentioned that on

Wednesady, May 4 at 8:00 a.m. a representative from the Park Commission will be at the park to discuss naturalizing an area of the park and any other concerns or problems individuals may have.

- e. City Planning and Government. J.W. Shinall reported that the drainage area by Westfield Road, Whitacre Road and Old Sauk Road was defined as a greenway but not planned or intended to be a greenway as we presently know them in Walnut Grove. If the landscape lends itself to mowing, the city will mow it once each month and maintain it as a drainage area twenty feet back from the homeowner's property. In regard to weed control, J.W. Shinall will get back in touch with the city.

4. New Business

- a. A letter from Alderman R. Trachtenberg indicated an organizational meeting is to be held on Monday, May 16, 1983 for designated members from all area home associations. This meeting is called for the purpose of:
  - (1) Establishing an organized charter.
  - (2) Establishing a system for identifying local issues.
  - (3) Reviewing park and road development.
  - (4) Discussing upcoming developments in the area.
- b. Discussion regarding improvement of the Beltline Highway was addressed by C. Solberg. He suggested the Board go on record as supporting improvement of the highway. T. Liechty moved that the Board support improvement of the Beltline Highway in Monona and the West Beltline Highway out in the Walnut Grove area. J. Edinger will forward this information to Alderman Trachtenberg.

5. Adjournment. The meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Randall S. Lambrecht  
Secretary  
Walnut Grove Homes Association

NEXT MEETING: MONDAY, MAY 16, 1983, 7:30 p.m. at SECURITY SAVINGS



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report

March 19 - April 18, 1983

Balance March 18, 1983

\$8,446.26

### Income

April 4	12 lots	\$452.88
April 8	7 lots	262.88
February 28	Interest	12.41
March 23	Interest	<u>23.90</u>

\$752.07

752.07

\$9,198.33

### Expenses

March 30	Insty Print Newsletter	\$ 44.74
March 30	Judy Christie - Misc.	<u>8.72</u>

\$ 53.46

\$ 53.46

\$9,144.87

### Other Assets

Blount, Ellis & Lowi Money Market Fund 3/31/83

\$5,181.00

Walnut Grove Homes Association, Inc.  
Board of Directors Meeting  
May 16, 1983

Present: J. Christie, S. Cummins, J. Edinger, M. Kilton, R. Lambrecht,  
W. Larson, T. Liechty, J. Pinto, C. Solberg, J. Spiegel

1. Call to Order

The meeting was called to order by President Edinger at 7:35 p.m. at Security Savings and Loan, 434 Gammon Place.

2. First Order of Business

Attention was first directed to an appeal to the Board from the owner of Lot 285 (Cummins-7222 Colony Drive) to rescind a lien filed in 1982 against said property. Apparently the new owner was not aware of the lien at the time of purchase and it had not surfaced during the title search. The title company had regarded this as a special assessment. It appears that the lien may not have been recorded properly, however, Attorney Spiegel indicated there could be other reasons. Attorney Spiegel and M. Kilton are looking into this matter further and a copy of the lien is being sought. They assured the Board that other liens have been correctly filed. The Board agreed to wait until further information is at hand but did not feel the new owner should have to pay for the release of the lien.

3. Approval of Minutes

The minutes of the meeting on April 25, 1983 were approved.

4. Committee Reports

- a. Architectural Control Committee. T. Liechty reported on the following committee actions:

<u>Lot</u>	<u>Proposal</u>	<u>Action</u>
Lot 203 (Arneson)	Pool and Deck	revised and approved
Lot 156 (Larson)	Greenhouse/sunporch	approved
Lot 178 (Branstrom)	Porch	no action
Lot 282 (Christie)	Porch	approved
Lot 144 (Kreul)	Cubscout Clubhouse	see below

With regard to Lot 144 (Kreul), the Committee on May 9 drafted a letter to Kreuls with the following recommendations for a Cubscout Clubhouse: (1) That they submit plans for the proposed outbuilding for committee approval (2) That raw plywood is unsightly and must be painted (3) that they (Kreuls) agree in writing to remove the clubhouse by September 30, and if the structure is not removed by this date the Association can remove it at Kreuls expense.

In relation to satellite reception dishes and windmills, the Committee looked at the existing guidelines and felt it would be difficult to

regulate satellite dishes which serve as antennas on existing homes or structures. However, the Committee is revising the definition of the term outbuilding which will then encompass "free standing" satellite dishes, windmills, etc.

The Committee is also working on changes and/or additions to the guidelines directed at regulating pool fences and the distance with which pools and surrounding aprons should extend from other adjacent homeowner lots. T. Liechty stated that any plan submitted which proposed building of structures less than 8 feet from an adjacent homeowner lot would require (1) Architectural Control Committee approval and (2) Approval from the current homeowner whose property the structure would abut. Discussion followed. It was noted that the city would have the right also to exercise existing ordinances or guidelines.

T. Liechty also appealed to the Board for other new ideas or changes that his Committee ought to consider in the guidelines.

b. Treasurer's Report

The treasurer's report was approved as read (see attached).

M. Kilton presented the current status of Association dues payments:

Lyckberg (10 Winterset Circle) indicated no previous receipt of statements or letters with regard to Association dues. They are now living in Florida and did remit \$35.00. Motion to waive the balance of \$2.50 was made and passed. M. Kilton will ask Lyckberg if he would please keep the Board current as to status of house.

Two homeowners (Anderson and Frank) were not given final notification of lien filing. President Edinger will contact them by phone. Final letters of notification to file liens will be sent to Prine (Lots 151, 152, 153) and Delevie (Lot 261). W. Larson agreed to notify homeowner, Nguyen, personally.

The date for filing liens was determined to be Monday, May 23. The following lots will have liens filed.

Atwood (Lot 122)  
Hass (Lot 206)  
Parker (Lot 7)  
Krueger (Lot 801)

The following circles were determined to have funds held over in the amounts shown:

Southwick	\$60.00
Oxwood	\$45.00
Springwood	\$30.00
Stonecrest	\$60.00
Walnut Grove Dr.	\$30.00

The following motion was proposed by several members of the Board which specifies and better defines the existing by-laws whereby circles can have funds held over.

A Circle may upon written request from the block captain to the treasurer have monies for improvements of that Circle held over for a period not to exceed 5 years or an amount of not more than \$150.00. The written requests must be made by October 31 of each year on an annual basis. Approval by the Board must be sought by Circles desiring to accrue amounts in excess of \$150.00 in which case the Circle must submit written plans to the Board for approval.

W. Larson moved the above proposal be accepted. Motion passed.

- c. Greenway: W. Larson informed the Board that the grass along the Greenways have received their first treatment.
- d. Park and Social: J. Pinto discussed the notice of events and flyer that went out to all homeowners explaining the Muskies game outing and City Park meeting.

A meeting with the Park Department is scheduled to discuss grass cutting and naturalization of areas within the Park. The Department would like to allow the grass around the smaller trees to grow and become "natural". Mowing between the trees is time consuming and potentially damaging to trees. The Board's feeling is that the Park Department should maintain the park and mow all grass areas until specific plans are forwarded demonstrating proposed improvement in landscaping, etc.

J. Pinto also attended the first meeting of the District 21 Home Associations as organized by alderman Trachtenberg. The District is divided into four geographical areas. W. Larson moved that the Board actively participate in this Organization. Motion passed. The Board nominated and unanimously supports T. Liechty as the Western Conference representative.

Other social activities on-going include the Brewers game. Forty-five (45) tickets have been reserved. A Coach will be chartered with more information in the June newsletter.

Tennis and racquetball groups are trying to identify players. People to contact will be listed in June newsletter.

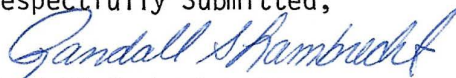
5. Old Business

None

6. Adjournment

The meeting was adjourned at 10:25 p.m.

Respectfully Submitted,

  
Randall S. Lambrecht

NEXT MEETING: June 20, 1983, 7:30 p.m. at Security Savings.



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report

April 19 - May 16, 1983

Balance April 18, 1983

\$9,144.87

### Income

April 15	10 lots	\$412.04
April 23	Interest	40.20
April 29	2 lots	75.76
May 10	4 lots	<u>151.14</u>
		\$679.14

\$9,824.01

### Expenses

April 26	MG&E	\$104.98
April 26	John Pinto	215.40
April 26	John Edinger	12.00
April 26	Lorraine Grant	44.86
May 9	Michelis, Willman, Lawrence (Insurance)	<u>250.00</u>
		\$627.24

\$9,196.77

### Other Assets

Blunt, Ellis, & Loewi - April 22      \$ 36.00

\$5,217.00

**WALNUT GROVE  
HOMES ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 20, 1983**

**PRESENT:** R. Conne, J. Edinger, M. Kilton, R. Lambrecht, T. Liechty, J. Pinto,  
J.W. Shinall, C. Solberg

**1. Call to Order**

The meeting was called to order by President Edinger at 7:40 p.m. at Security Savings, 434 Gammon Place.

**2. Approval of Minutes**

The minutes of the May 16, 1983 meeting were approved.

**3. First Order of Business**

R. Conne presented a report on the WGHA Combined Health Fund Drive that took place in May. Contributions were collected from 28 families in the amount of \$720. The distribution of these funds are as follows:

Sister Kenny Institution	\$18.00
Arthritis Foundation	42.00
National Kidney Foundation	46.50
Madison Leukemia Committee	50.50
Easter Seal Society	51.50
American Heart Association	71.50
Cystic Fibrosis Foundation	35.00
National Multiple Sclerosis Society	31.00
Committee to Combat Huntington's Disease	20.50
American Cancer Society	239.50
American Diabetes Society	66.00
Muscular Dystrophy Association	48.00

<b>TOTAL</b>	<u><b>\$720.00</b></u>
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Some disappointment was expressed by R. Conne in the results of the drive. It was decided that attention to the fund drive will be made at the annual meeting.

**4. Treasurer's Report**

The treasurer's report was approved (see attached).

M. Kilton stated that he had conferred with Janice Wexler in regard to Lot 285 (Cummins) and that the lien filed in 1982 against this property was properly filed. The Board concurred that since the lien is legitimate it should have been discovered by the Title Company during the title search. M. Kilton agreed to ask Janice Wexler if she would draft a letter to the Title Company asking for settlement.

The following lots have paid Association dues prior to the lien filing date:

Anderson (Lot 193)  
Nguyen (Lot 27)  
Frank (Lot ?)  
Haas (Lot 206)

Liens were filed on May 27, 1983 on the properties belonging to the owners listed below:

C. San (Lot 38)  
W. Haase (Lots 62, 63, 64)  
J. Parker (Lot 7)  
R. Atwood (Lot 122)  
H. Delevie (Lot 261)  
Brinkwood Builders (Lot 114)  
Krueger (Lot 801)  
R. Haase (Lots 1, 29, 30, 31, 56, 57, 121, 155, 159, 161, 249, 250)

Liens were not filed as yet on Lots 1, 2 and 3 (Prine) due to misidentification of lot numbers. However, liens are to be filed on these three lots on Thursday morning, June 23, 1983 if payment is not received by then. J. Edinger moved that Prine be contacted by phone and be given until Wednesday, June 22, 1983 to pay \$37.50 per lot (\$112.50 total) or liens would be filed. It was noted that Prine has the option of rezoning the three lots to just one lot. Motion passed. M. Kilton will contact Prine by phone.

5. Architectural Control Committee. T. Liechty reported on current committee actions.

	<u>Lot</u>	<u>Proposal</u>	<u>Action</u>
Lot 178	(Branstrom)	Porch	Approved
Lot 96	(Nemovitz)	Porch	Approved
Lot 144	(Kreul)	Clubhouse	Approved

A written agreement was received from Kreul to abide by the recommendations as set forth by the Architectural Control Committee in regard to the clubhouse.

T. Liechty presented proposed changes in the WG Architectural Control guidelines for Board approval. C. Solberg moved that the Board approve the changes as presented. Motion passed. New WGAC guidelines will be published and sent out along with the August newsletter.

6. Greenway Committee. No report.

It was brought to the attention of C. Solberg that portions of the greenways appear to have been cut only once and that there is an excessive amount of grass clippings on the walk and grass. C. Solberg also requested, on behalf of homeowner Matthias (33 Southwick Drive), the name of the firm that sealed the greenway walks, in order for Matthias to obtain some of the sealant material and have it analyzed. Apparently, three trees on his property are dying and he feels the sealant may have been responsible. These matters will be referred to Greenway Committee Chairman, W. Larson.

7. Communications. C. Solberg explained a directory supplement is scheduled to be ready in September. New owners will also be given informational packages and their names published in the newsletter.
8. City Planning and Government Committee. J.W. Shinall informed the Board that the 1983 city traffic light priority list is out. A traffic light at the intersection of Mineral Point and Westfield Roads is anticipated for 1984, as traffic flow and growth necessitate its implementation. The intersection of Gammon and Old Sauk Roads did not meet minimum traffic flow limits for installation of traffic lights.

It was announced that T. Liechty has been asked to be the first representative from the Western Conference of District 21 Homes Association Organization.

9. Park and Social Committee. J. Pinto informed the Board that over 50 tickets have been sold for the Muskie baseball game June 25, 1983.

No response has been received for the Brewers outing in August. If there is not enough interest by the end of June, the 45 reserved seats will be relinquished and the event cancelled.

The WGHA annual picnic is scheduled for the Sunday following Labor Day. J. Pinto will reserve the park for that event.

J. Edinger explained the City Park Department's decision to not mow designated areas of the park. In exchange, the City will put soccer goals in place and is also expected to improve the playground and equipment area. Some shrubbery is to be planted around the trees along Westfield Road next year. The decision to not mow was brought about by the expense and time on the part of the Department and City and the damage done to the young trees. More time and effort in maintaining the rest of the park is promised by the Department.

10. Adjournment. T. Liechty moved that the meeting be adjourned at 9:45 p.m. Motion passed.

Respectfully submitted,



Randall S. Lambrecht  
Secretary  
Walnut Grove Homes Association

**NEXT MEETING: JULY 18, 1983, 7:30 p.m. at SECURITY SAVINGS.**



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report May 17 - June, 20, 1983

Balance May 16, 1983

\$9,196.77

### Income

May 18	3 lots	\$ 110.00	
May 23	Interest	40.90	
May 27	5 lots	<u>251.81</u>	
		\$ 402.71	\$9,599.48


### Expenses

May 17	Printing - John Pinto	19.38	
May 19	MG&E	107.86	
May 19	Barefoot Grass (5-2)	202.02	
May 19	Exley - Winterset Circle	30.00	
May 27	Wise Enterprises - Grass 5-20	311.50	61.50 1/2 mo. from
June 1	Insty Print - Newsletter	46.79	
June 1	Judie Christie	9.12	
June 18	Clifton Gunderson dues billing	220.60	
June 18	Barefoot Grass (6-1)	216.30	
June 18	Wise Enterprises - Grass (6-10)	250.00	
June 18	Carolyn Pinto	50.00	
June 18	MG&E	<u>72.59</u>	
		\$1,536.16	\$8,063.32

10 June 1983

Memorandum

TO: Members of the ACC

FROM: Thornton 

RE: Meeting on 14 June

This memorandum is a reminder that we will have a short (but sweet?) meeting on the Architectural Control Committee on 14 June at Kathy Stern's home (34 Harwood Circle).

The agenda consists of two items:

1. An update of ACC requests;
2. Committee review and approval of changes to the "Walnut Grove Architectural Control Guidelines";
3. Clyde Bryant's research of windgenerator construction and Sawmill's cul de sac.

The changes I propose are as follows:

- a. Page 6; B.3. Prior to parenthetical statements add:  
"Approved construction should be no closer than eight feet to an interior lot line."
- b. Page 7; After 4.a.5. insert:  
"b. Pool fences"
- c. Page 8; E.1.b. Change first line to read:  
"Pool and associated apron cannot be less than eight feet..."etc.
- d. Page 9; F.1. Change Definition to read:  
"1. Definition - A structure not attached to the primary residence, with or without foundation, including, but not limited to: storage buildings, garages, and housing for pets; also including other structures requiring foundations, including, but not limited to: free standing energy collection units, wind generators, and satellite dish antennae.
- e. Page 9; F.3.d. Add new guideline:  
d. "When approved, outbuildings should be no closer than eight feet to an interior lot line."

Please review your Guidelines; we will go over it section by section to see if any further changes should be considered.

See you on the 14th.

WALNUT GROVE  
HOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING  
JULY 18, 1983

PRESENT: M. Kilton, R. Lambrecht, W. Larson, J. Pinto, C. Solberg

1. Call to Order

The meeting was called to order by Vice President Solberg at 7:40 p.m. at Security Savings and Loan, 434 Gammon Place.

2. Secretary's Report

Minutes were approved from the June meeting.

3. Treasurer's Report

Report was approved as read (see attached). M. Kilton informed the Board that President Edinger is drafting a letter to the Title Company whose responsibility it was to inform homeowners, Cummins, of the lien against their property prior to purchase. If this matter is not resolved with this approach, the Board may file a claim in small claims court or seek help from the State Insurance Board.

4. Park and Social

The Brewers game scheduled for August has been canceled due to lack of interest.

J. Pinto has reserved the park for August 11, 1983 for the WGHA annual picnic. The Red Barron Restaurant has been contacted regarding catering and John is checking on cost for the service. Prices are also being looked into regarding the Pepsi Company and other beverages. Picnic tables will again be rented and volleyball equipment is being sought from the Park Commission. The cost per person will remain the same as last year. Information about the picnic will be distributed in early August.

5. Greenway Committee

W. Larson discussed with G. Wise the areas that had excessive grass clippings and gave approval to clean up areas which seemed to have excessive grass. The grass evidently was quite long before mowing began in early spring. It was felt from discussion that followed, that the grass should be cut more often in spring (every 2-3 weeks rather than 3-4 weeks).

C. Solberg informed the Board that the information requested by homeowner Mathias regarding the asphalt sealant used on the walkways, has been supplied.

6. Block Captains/Communications Committee

C. Solberg reported increased activity in the neighborhood as evidenced by the block captain's requests for materials to new neighbors. New members are being contacted and their names forwarded to J. Christie for the newsletter.

7. City Planning and Government Committee

No report.

8. Architectural Control Committee

No report.

9. Newsletter

No report.

10. New Business

Concern was again expressed in reference to the drainage area west of the 400 block of Westfield Road. The city had originally agreed to mow it monthly but no attempt to maintain that area has occurred. The Board agreed that District 21 representative T. Liechty, should be contacted and possibly he could bring it to the attention of our alderman or City.

11. Adjournment. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,



Randall S. Lambrecht, Secretary  
Walnut Grove Homes Association, Inc.



Walnut Grove Homes Association, Inc.  
Madison, Wisconsin 53717

Treasurer's Report  
June 21 - July 18, 1983

Balance June 20, 1983 \$8,063.32

Income

June 24	Muskie Tickets	\$ 60.00
June 27	Health Fund	720.00
June 23	Interest	40.54
July 1	Prine - 3 lots	112.50
July 18	Terry Krueger - Lien	40.00
		<hr/>
		\$ 973.04

Expenses

June 24	John Edinger - box rental	\$ 15.40
June 27	Health Fund	720.00
July 18	Barefoot Grass (7/6/83)	192.40
		<hr/>
		\$ 927.80

Balance July 18, 1983 \$8,108.56

Other Assets

Blunt, Ellis, & Lowe MMF, 6/20/83	\$36.00	Total	\$5,290 8.3%
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WALNUT GROVE HOMES ASSOCIATION, INC.  
Board of Directors Meeting  
August 15, 1983

PRESENT: J. Christie, J. Edinger, M. Kilton, R. Lambrecht, T. Liechty, J. Pinto,  
J.W. Shinall, C. Solberg

I. Call to Order

The meeting was called to order by President Edinger at 7:34 p.m. at Security Savings, 434 Gammon Place.

2. Secretary's Report

The minutes of the July 18, 1983 meeting were approved with one correction. The date of the annual WGHA picnic was incorrectly recorded as being August 11. The correct date is September 11, 1983.

3. Editor's Report, Newsletter

J. Christie reminded the Board that articles for the newsletter must be received to the editor at least one week prior to the month of publication. It was also announced that the editor will assume responsibility of delivering the newsletter to block captains for distribution.

4. Treasurer's Report

Motion to accept treasurer's report as read (see attached). Motion passed. M. Kilton announced that Attorney Janice Wexler is joining a new law firm. The Board agreed to continue the relationship with Janice as legal counsel.

5. Park and Social

J. Pinto informed the Board that arrangements for the WGHA picnic on September 11, 1983 have been made. Ten picnic benches will be available and the Red Barron will handle catering and supply the soda. Bucky's Sanitation will provide toilets.

J. Pinto announced the organization of a singing group.

It was also noted that the City Park Department has not honored earlier promises regarding improvement of the playground area and addition of other playground equipment.

6. Greenway Committee

C. Solberg presented (for information only) a letter he had written to V. Matthias in response to Matthias' request for the name of the company responsible for sealing the blacktop along the greenways and the material used (letter attached).

7. Communications/Block Captains

C. Solberg reported that all new homeowners in the area will be listed in the October newsletter. A packet of information about the WGHA should be available also in late September or October.

J. Edinger discussed the possibility of forming a committee to welcome newcomers and gather information for the directory. The committee could include interested block captains, board members or anyone interested.

8. City Planning and Government

T. Liechty notified the Board of a sewer-like odor near the church atop Gammon Road. It apparently has been quite noticeable in the surrounding Walnut Grove area. J.W. Shinall agreed to contact the City regarding this.

It was announced that the "J" bus line will be split into two routes sometime in 1984. Any input or suggestions as to routing or scheduling can be directed to Madison Metro-route subcommittee. The October newsletter will also ask homeowners to consider this change and make suggestions to the Transportation Department Committee.

The undeveloped land on the southwest corner of the Gammon-Old Sauk Road intersection has had some activity in so far as being filled in with dirt and leveled off. However, the area is still zoned for agriculture and no request for rezoning has been received by the City. Some confusion, however, in checking with City Planning may have resulted in not correctly identifying this area and the City may have misinterpreted the area in question as being south of the previous Old Sauk Road.

The Board was informed the Beltline Highway west of Walnut Grove will probably be widened sometime in 1985-86. An additional two lanes will be added east of the existing highway. C. Solberg cautioned that the Board should monitor any plans for development west of the park.

J.W. Shinall contacted the City regarding the drainage area west of Westfield Road (400 block) and they claimed it was being mowed once per month. Apparently the City is in error as no maintenance of this area has occurred. T. Liechty agreed to bring it to the attention of the Park Commission and the Westside Park Supervisor.

9. Architectural Committee

No report. J. Edinger brought to the Board's attention a swimming pool under construction at 7130 Colony Drive (Dvorak). No plans have been submitted to the ACC. T. Liechty and J. Edinger will contact Dvorak.

Several advertisements of business services have appeared in front of homes in the Walnut Grove area. One complaint has been received implying that signs are not aesthetic and distract from the quality of the neighborhood. Doubt exists whether any WGHA covenant restrictions address this matter, however, it was pointed out that City guidelines and zoning restrictions may speak of this.

10. Adjournment

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Randall S. Lambrecht".

Randall S. Lambrecht  
Walnut Grove Homes Association, Inc.

**NEXT MEETING: September 19, 1983**

10 Oxwood Circle  
Madison, WI 53717  
July 29, 1983

Mr. V. W. Matthias  
33 Southwick Circle  
Madison, WI 53717

Dear Mr. Matthias

I have investigated your inquiry regarding the type of sealer used on the pathways. The sealer was applied by Wolf Sealing & Striping Co. Inc.

Wolf has advised me and this was confirmed by my review of the contract, that a material named Cosmi-Coat was used for sealing. The sealer is made by Wikel Manufacturing, Elkhorn, Wisconsin. They may be reached at 414-723-5009.

I recommend you contact Wikel Manufacturing directly to obtain a sample and/or get the Chemical Composition.

Thanks for bringing this matter to our attention.

Sincerely

A handwritten signature in cursive script, reading "Clinton E. Solberg". The signature is written in dark ink and is positioned above the printed name.

Clinton E. Solberg

C.C. to John Edinger and Wayne Larson.



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report

July 19 - August 15, 1983

Balance July 18, 1983

\$8,108.56

### Income

July 23 Interest on checking account \$ 37.65

### Expenses

July	23	MG&E	\$ 85.00
July	23	Wise Enterprises - grass cut	325.00
July	23	Barb Danaby - Oxwood Circle	4.62
July	23	Connie Nemovitz-Springwood Circle	34.29
July	26	Madison Parks - benches	52.50
August	3	Insty Print - picnic notice	9.69
August	11	Name Tags	6.30
August	13	Petty Cash	6.51
August	13	Barefoot Grass (7-25)	<u>143.85</u>
			\$667.76

Balance August 15, 1983

\$7,478.45

### Other Assets

Blunt, Ellis & Loewi MMF 7-18-83 \$ 37.00 \$5,327.00 8.4%

WALNUT GROVE HOMES ASSOCIATION, INC.  
Board of Directors Meeting  
September 19, 1983

PRESENT: J. Edinger, M. Kilton, R. Lambrecht, T. Liechty, J. Pinto, C. Solberg,  
J. Spiegel

I. Call to Order

The meeting was called to order by President Edinger at 7:35 p.m. at Security Savings, 434 Gammon Place.

2. Secretary's Report

The minutes from the August 15, 1983 meeting were approved.

3. Treasurer's Report

The treasurer's report was approved as read. M. Kilton informed the Board that Atty. Janice Wexler has transferred to a new firm and that the Association will be billed a one-time charge of \$60 for the recording and filing of liens per annum and \$10 per release of a lien. A formal motion to retain Janice as the Association's legal counsel and to accept the new fee schedule was proposed. Motion passed.

4. Park and Social

J. Pinto reported that 165 people attended the September 11, 1983 WGHA picnic. He presented the expenses as follows:

Food - \$480.00 (The Barron Restaurant)  
Beer - \$35.18  
Pepsi - not yet determined  
Rent picnic tables - \$52.50  
Portable toilets - no charge (see below)

Bucky's Sanitation failed to provide toilets as they had agreed to. They did, however, apologize to J. Pinto and offered to provide them free next year. J. Pinto said that even though there were no toilets, there didn't seem to be any problems thanks to the wooded areas.

C. Solberg wondered if the WGHA picnic should be a break-even venture or should the Board and Association subsidize a larger portion of it. T. Liechty thought that the Board should rather consider a reduction of Association dues as opposed to decreasing prices for the picnic. This discussion, it was felt, should be referred to the new Board next year.

Regarding singing groups. More singers for the choral group are needed. Will again seek members through the October newsletter.

5. Greenway Committee

For information only:

Connie Nemovitz, block captain for Springwood Circle, requested that \$21.75 be held over for improvement of circle for 1984.

B. Wendel informed J. Edinger that there is only one light fixture replacement left for greenways.

6. City Planning and Government

Sewer odor problem as reported at last meeting seems to have been corrected by the City.

7. Architectural Control Committee

- a) Approved construction of house on Lot 285 (Colony Drive). All guidelines were followed in plan.
- b) Dvorak pool and fence were approved.
- c) Regarding signs advertising private business in homes. It was determined that the Board has no jurisdiction in this matter and that all such matters fall under the City government zoning laws. For the Walnut Grove area the signs should be less than 2 square feet in size and be attached flush to the residence. The only recourse for someone with a complaint is to contact the City Zoning Office.
- d) New ACC guidelines are ready for distribution with October newsletter.

8. New Business

- a) Atty. J. Spiegel addressed the Board in regard to the Association's application for nonprofit status. After the IRS lost parts of the packet submitted and upon subsequent resubmission of new materials, the Association was denied tax exempt status in a letter received from IRS (dated August 16, 1983).

President Edinger gave Power of Attorney to Atty. Spiegel to halt placement of the Association as a profit corporation for tax status. Atty. Spiegel recommended several options the Board may take in response to the IRS decision.

- (1) Informal meeting of members from the Board with IRS officials to discuss application and tax status decision. (The Board could consider hiring a qualified outside tax advisor).
- (2) Make formal appeal and presentation to the IRS (after an attempt to contact the "right" IRS officials).
- (3) Look into "Homeowner's Status" as option for filing. This does not appear to be an outright tax exempt classification.

Atty. J. Spiegel stated that if the IRS wanted to pursue this to the end, that tax liability could go back to 1969.

J. Pinto agreed to check with the Parkwood Homes Association and inquire as to their filing status.

- b) President Edinger asked the Board to consider a date for the annual meeting. T. Liechty and J. Edinger have decided not to continue on the Board after their terms expire this year.

## 9. Adjournment

The meeting adjourned at 8:40 p.m.

Respectfully submitted,



Randall S. Lambrecht  
Secretary, Walnut Homes Association

**NOTE:** An informal meeting of Board members took place at J. Pinto's residence where it was decided that representatives from the WGHA accounting firm of C. Gunderson and Associates and the tax accountant that initially filed WGHA taxes should be invited to attend the October meeting to respond to questions regarding their decision to file as a nonprofit organization for the previous years.

**NEXT MEETING:** October 17, 1983

Department of Public Works  
Parks Division

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City of  
Madison



September 2, 1983

John S. Pinto, Park & Social Dir.  
Walnut Grove Homes Association  
P.O. Box 5554  
Madison, WI 53705

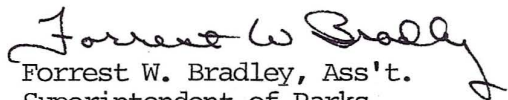
Dear Mr. Pinto:

This communication will confirm your reservation to utilize Walnut Grove Park for the Walnut Grove Homes Association annual picnic on Sunday, September 11, 1983. It is understood that your group will be in the Park from approximately 12:00 Noon until 7:00 p.m. on that date.

Our reservation book indicates that you have reserved tables for the event and they should be delivered to the site accordingly. With respect to any other special licensing requirements, I don't believe there is any. If you intend to sell beer, of course, you have applied for a "Class B" picnic beer permit with the City Clerk. There is no special permit required for beer if you serve it on a free basis.

It is understood that your Association is responsible for the conduct of your group and it is expected that you will leave the area in a clean and orderly condition.

Sincerely,

  
Forrest W. Bradley, Ass't.  
Superintendent of Parks

FWB:jmb

cc: Ray Keller  
Sgt. Hons, MPD

Madison Parks Division  
Madison Municipal Building  
215 Monona Ave. Room 120  
Madison, WI 53710



# Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

## Treasurer's Report

August 16 - September 19, 1983

Balance August 15, 1983

\$7,478.45

### Income

August 23	Interest on NOW account	\$ 34.56
August 30	Picnic	95.50
September 9	Picnic	<u>271.25</u>
		\$401.31

### Expenses

August 15	Judy Christie - Newsletter	\$ 12.40
August 25	MG&E	85.75
September 9	Barefoot Grass - Weed Control	216.30
September 9	Barefoot Grass	
	- fertilize circles	<u>192.40</u>
		\$506.85

Balance September 19, 1983

\$7,372.91

### Other Assets

Blunt, Ellis & Loewi MMF Div. 8-17 \$40.00 New Balance \$5,367.00 8.8%

**WALNUT GROVE HOMES ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**October 17, 1983**

**PRESENT: J. Christie, J Edinger, M. Kilton, R. Lambrecht, W. Larson, T. Liechty,  
J. Pinto, C. Solberg, J. Spiegel, J.W. Shinall**

**I. Call to Order**

The meeting was called to order by President Edinger at 7:30 p.m. at Security Savings, 434 Gammon Place.

**2. Secretary's Report**

The minutes of the September 19, 1983 meeting were approved after clarification and amendment with regard to guidelines regulating the posting of signs which advertise a private business and are displayed outside of a family residence:

The original Walnut Grove area is governed by City sign regulations which stipulate that a sign can be no longer than 2 square feet and must be attached flush to the residence. If a complaint is lodged with the City, the sign owner will be obliged to seek a variance with the Zoning Board of Appeals.

All other additions to Walnut Grove are governed by statements in the Specific Implementation Plan.

**3. Treasurer's Report**

Approved as presented.

**4. Architectural Control Committee**

A complaint was recorded with T. Liechty regarding a dog run at 505 Walnut Grove Drive. T. Liechty informed the homeowners of ACC guidelines and reviewed options with those people involved. The owners of the dog are currently renting the house and have a year's lease. The dog run in question does not meet ACC standards.

**5. Park and Social**

J. Pinto announced that Annette Hamilton has agreed to be music director for the WGHA choral group. The group has approximately 15 members. The first meeting is scheduled for October 27, 1983.

6. Greenway Committee

W. Larson requested, on behalf of Greenhaven Circle, that 1983 funds for circle improvement be held over for use at a later date.

M. Kilton reminded the Board of discussion earlier this year regarding a time of day meter for one of the greenway units. He thought it might be a cost savings and worth another look. It was decided that electric bills for the various units in place be compared to ascertain if it is advantageous to pursue this.

7. Communications

J. Christie stated that the next newsletter is scheduled to come out in December and she would like to provide names of people for snow shoveling.

C. Solberg reported several new block captains have joined the list of people who disseminate information throughout the WGHA. The names of all block captains were listed in the October newsletter.

8. City Planning and Government

It was brought to the Board's attention that the sewer smell has returned to the top of the hill near Gammon Road between Farmington Way and Colony Drive.

The nature conservancy west of the 400 block of Westfield Road is reaching the end of its growth season. The greens along with other members of the weed family are now dormant and will soon be covered with snow. It is highly probable this problem may blossom next spring.

9. Old Business

Income Tax Filing Status. J. Pinto informed the Board that WGHA is different from other home associations (i.e. Parkwood) in that their dues are voluntary and because WGHA is involved in managing real estate (greenways).

J. Spiegel explained that in discussions with former WGHA CPA (C. Mingle) and tax attorney (E. Smuckler), there was some question and doubt as to whether the initial filing of income taxes under tax exempt status was appropriate. Unfortunately, subsequent filings were made simply following the initial filing procedure under Section 501C4. Since learning of the IRS decision in August to deny tax exempt status to WGHA, the Board has decided to appeal. An IRS representative contacted J. Spiegel and invited the Board to submit further justification and rationale in its defense for tax exempt status.

An ad hoc task force was formed to put together an information packet for presentation to the IRS in support of filing under Section 501C4. Members of the task force include: J. Pinto (chairman), J. Edinger, M. Kilton and J. Spiegel.

C. Solberg suggested that the Board consider payment to J. Spiegel for his legal consultation and efforts.

10. New Business

Re: Annual Meeting. J. Edinger appointed J. Christie to look into possible dates and arrangements for the annual meeting. M. Kilton was asked to prepare a budget proposal for review prior to the annual meeting. President Edinger also asked for the formation of a nominating committee for election to the Board next year to replace those who are leaving. J.W. Shinall, T. Liechty and J. Edinger have announced they will not seek another term. It was suggested that the outgoing Board members should perhaps come up with a list of nominees.

11. Adjournment

Meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Randall S. Lambrecht  
Secretary, Walnut Homes Association

RSL:cp

**NEXT MEETING: November 21, 1983, 7:30 p.m., Security Savings**

WALNUT GROVE HOMES ASSOCIATION, INC.  
Board of Directors Meeting  
Minutes  
November 21, 1983

PRESENT: J. Edinger, M. Kilton, R. Lambrecht, J. Pinto, J.W. Shinall

I. Call to Order

The meeting was called to order by President Edinger at 7:35 p.m. at Security Savings, 434 Gammon Place.

2. Secretary's Report

The minutes of the October 17, 1983 meeting were approved.

3. Treasurer's Report

The treasurer's monthly report was approved as presented (see attached).

M. Kilton presented a tentative 1984 Budget Statement for review by the Board. Several suggestions and changes were discussed, including adding to the budget a new special purpose or "sinking fund" which would identify money needed for maintenance of the greenway blacktop surfaces. M. Kilton also agreed to look into transferring funds from the NOW account to the money market fund. It was decided by the Board that a note should be attached to the annual financial statement recognizing a possible back tax liability incurred by the Association. Other changes will be presented to the Board at the December meeting.

J. Edinger asked the Board if he should renew the rental of a mailbox at the Parkwood shopping mall. Only a few mail articles have been received at the box in the last year. The box rental is twelve dollars per year. The Board decided to not renew rental of the mailbox.

The Board also agreed to a gift of \$25 to the individual who has been typing the monthly minutes. R. Lambrecht requested thirty dollars for copying expenses and other clerical materials.

4. Architectural Control Committee.

No report.

5. Park and Social Committee

J. Pinto reported that the chorus group has disbanded.

6. Greenway Committee

W. Larson reported on the repair of a light fixture. He also reported that after discussion with M. Kilton and examining past electric bills, there could possibly be a couple of hundred dollars savings annually by converting one of the electric utility meters to a time of day meter. W. Larson will look into the feasibility of making this change to a time of day meter.

J.W. Shinall proposed that the Greenway Committee look into the pros and cons of turning the greenway lights off during the winter months since the walkways are not shoveled. M. Kilton added that over \$100/month could be saved. W. Larson and M. Kilton will seek input from other homeowners and report to the Board at a later date.

7. Communications

No report.

8. City Planning and Government

Madison Metropolitan Sewage asked that the names of homeowners who complain of sewer odors be referred to them as they need to pinpoint where and when these odors arise in order to correct any problem that may exist.

9. Old Business

Discussion regarding the WGHA income tax filing status appeal was referred to the December meeting.

10. New Business

Arrangements for the WGHA Annual Meeting will be discussed at the December meeting. J. Edinger will contact J. Christie to see what needs to be done. J. Edinger proposed one of the later Saturdays in January at 10:00 a.m. be considered for the meeting.

II. Adjournment

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

  
Randall S. Lambrecht  
Secretary, Walnut Homes Association

**NEXT MEETING: December 19, 1983**

Statement 3

WALNUT GROVE HOMES ASSOCIATION, INC.

BUDGET FOR THE YEAR 1984

	ACTUAL 1983	1983	1984
Utilities	1300.00 EST	\$1,400.00	1500.00
Billing and Mailing	480.10	900.00	550.00
Annual Maintenance	2837.20	4,000.00	3,300.00 4,000
Insurance	513.20	650.00	550.00
Professional Services	315.93	500.00	400.00 500
Secretarial and Newsletter	700.00 EST	700.00	800.00
Miscellaneous	237.40	300.00	250.00
Community Projects	685.04	1,500.00	750.00 1,000
Addition to cash reserves (HEALTH FUND)	720.00	1,300.00	900.00 900
Total budgeted expenditures	7788.87	\$11,250.00	9000.00 10,500

Note: 1983 assessment of \$37.50 per lot will produce approximately \$11,250.00 (300 X \$37.50).

cash on hand = 6,000 = MM

NOTES TO FINANCIAL STATEMENTS

transfer NOW to MM

Note 1 - The association maintains its records on the cash basis of accounting

Note 2 - Walnut Grove Homes Association, Inc. consists of a total of 311 lots of which eleven are exempt. The remaining 300 lots are subject to assessment. For the year 1982, 300 lots were assessed. As of January 22, 1983 about 20 lots have not paid their 1982 assessments; liens have been filed on these properties. Collection efforts for prior years have continued with positive results in some cases this past year.

280  
37.5

280  
37.50

1983	INCOME
Assessment	10,140.00
Now Rec'd	311.29 EST
MMF	460.00 EST
Picnic-Ball Game	531.75
HEALTH FUND	720.00
	12,163.12
	7787.87
	4375.25

300  
300  
1100  
2000

Roy House 12  
Wm House 3  
Parker 1  
Chung Ching Son 1  
Brinkwood Bld 1  
at school 1  
DeLore 1

-4-

20



Walnut Grove Homes Association, Inc.  
Madison, Wisconsin 53717

Treasurer's Report

October 18 - November 20, 1983

Balance October 17, 1983

\$6,428.76

Income

October 22      Interest on NOW account      \$    28.20

Expenses

October 18	Judy Christie - Newsletter	\$    41.50
October 21	MG&E	109.91
October 21	Wise - Grass Cutting	<u>250.00</u>
		\$ 401.41

Balance November 20, 1983

\$6,055.55

Other Assets

Blunt, Ellis & Loewi MMF Div. 10/18/83 \$44.00    New Balance \$5,452.00

Total Income 1983 \$ 380.00

WALNUT GROVE HOMES ASSOCIATION, INC.  
Board of Directors Meeting  
December 19, 1983

PRESENT: J. Edinger, J. W. Shinall, J. Pinto, M. Kilton,  
C. Solberg, W. Larson

1. Call to Order

The meeting was called to order by President Edinger at 7:51 p.m. at Security Savings, 434 Gammon Place.

2. Secretary's Report

The minutes of the November 21, 1983 meeting were approved after reflecting that W. Larson was also present.

3. Treasurer's Report

Approved as recorded.

4. Architectural Control Committee

No activity noted.

5. Park and Social

J. Pinto advised that the WGHA Choral Group has discontinued meeting.

6. Greenway Committee

W. Larson reported that broken lenses have been repaired. The matter of hiring an electrician to convert the remaining meters to time-of-day meters is still being investigated. Wayne also discussed the possibility of turning off some or all of the greenway lights in the wintertime. Since the paths are not cleared of snow, the need for winter lighting may not warrant the expense. The suggestion was made to bring this issue up at the Annual Meeting.

7. City Planning and Government

J. Shinall reported that, fortunately, there are no landfills in the WGHA area. There is one on Mineral Point Road being monitored by the city. Its physical location is removed from WGHA.

8. Communications

The resignation of Julie Christie from the Board was noted and accepted.

9. Old Business

Motion made by J. Pinto, with second by M. Kilton that WGHA Annual Meeting begin at 10:00 a.m. on January 21, 1984 at Madison Christian Community Church (MCC), Old Sauk Road. A motion was made by M. Kilton with second by J. Shinall to provide MCC with a donation of fifty dollars (\$50.00) for facility use for annual meeting of WGHA.

Further discussion ensued relative to notification of residents. It was the consensus of the Board that the notice of meeting and solicitation of proxies would constitute proper notification. These were to be mailed the last week of December, 1983.

In regard to the income tax filing status, a motion was made by W. Larson with second by M. Kilton that Jim Spiegel be contacted by John Edinger for the purpose of offering payment for legal advice to WGHA on tax matters. The official tax status is still under consideration by the Chicago IRS office.

10. New Business

The official address of the Association will be the same as John Edinger's mailing address.

John Edinger advised the group that the Elvehjem Neighborhood Association had challenged the WGHA to contribute to "Crime Stoppers." The board took the matter under advisement, although it was agreed the idea was sound, the tax filing status currently clouds all matters involving voluntary financial outlays.

All Board members present were encouraged to contact someone to run for office. John Edinger announced that Jack Lohrantz, 30 Winterset Circle, had volunteered to be a Board member. In a review of positions to be filled, the following was noted.

Terms expiring:	<u>Will Run</u>	<u>Will not Run</u>
John Pinto	X	
Clint Solberg	X	
Thornton Liechty		X
John Edinger		X
J. Wilton Shinall		X

One year remaining:  
Wayne Larson  
Marv Kilton  
Randy Lambrecht

Resignations:  
Judie Christie

In total six candidates are needed. As of this date,  
only three have indicated a willingness to serve.

Respectfully submitted,

C. E. Solberg  
(designated notekeeper)

NEXT MEETING: February 20, 1984, 7:30 p.m., Security Savings