

WALNUT GROVE HOMES ASSOCIATION, Inc.
Annual Meeting Minutes
January 21, 1984

President John Edinger called the meeting to order at 10:05 a.m. Thirty-one families were either present or represented by proxies and a quorum was established. (See attached attendance roster and proxies.)

Minutes from the 1983 Annual Meeting were accepted as read and recorded.

Marvin Kilton, Association Treasurer, presented the financial report. The amount received in revenue for 1983 totaled \$12,856.64. Total disbursements were \$8,357.24. This left a balance of cash on hand totaling \$4,499.40. Combined with the previous year's (January 1, 1983) cash on hand leaves a balance of \$10,876.30.

Marvin also reviewed the proposed budget for 1984. Total expenditures of \$11,250.00 are estimated. This will allow Association dues to remain the same for 1984, at \$37.50/lot.

Some concern over the amount of cash reserve on hand was expressed. The question was asked; how much cash reserve does the Association want to maintain? President Edinger stated that an amount equal to a one year dues assessment is probably an adequate reserve, however, the Board should review this in 1984. Marvin also explained about the possible tax liability as a result of the IRS questioning the Association's tax exempt status.

Thornton Liechty explained the purpose of the Architectural Control Committee; to oversee the physical development of the subdivision. He stated that only three lots are left for development in Walnut Grove. 1983 saw requests for 12 improvements. The ACC guidelines have been revised and distributed. Windmills and satellite dishes have now been designated as outbuildings. Liechty concluded by thanking the members of his committee for their work and also the homeowners with whom he's had to work with. Questions were raised regarding the action taken for a Cubscout clubhouse and whether a date for completion of the restoration of an older home in the subdivision had been established.

Clint Solberg reported on communications within the neighborhood Association. Approximately 10% of Association members had moved away in 1983 with 30-35 new families being welcomed into the neighborhood. Four newsletters had been distributed last year. A new directory is anticipated for Fall, 1984.

Rick Conne reported on Park and Social functions in John Pinto's absence. Social functions included the Muskie baseball outing, golf league and annual picnic. Pat Scheaff mentioned that the Bridge Club would like more couples to join the 16 couples who play now.

Wayne Larson reported on the Greenways and Maintenance. Five mowings and three weed and feed treatments were contracted for in 1983. There was little damage to trees and light posts this past year. The committee is presently studying whether the greenways should be kept lighted during the winter months even though the walks are not shoveled. Several concerns from the floor were raised. One concern was brought out regarding the jungle-like overgrowth of bushes onto the greenway walks. A complaint was made regarding the use of vegetation killer used on greenway paths washing down and killing some shrubbery and plantings belonging to homeowners.

(specifically along Winterset Circle). Larson explained that the committee will review any damage and make appropriate settlements. One homeowner also asked if the sidewalk where greenway paths come out could be shoveled. This will be discussed at one of the Board meetings. The Greenway Committee was also asked to consider plantings in greenway areas where the geography does not lend itself to routine mowing. Specifically, on top of Oxwood Circle. Larson concluded by inviting participation on his committee.

President Edinger read a report from J. Wilton Shinall on City Planning and Government (see attached).

Alderman Ron Trachtenberg, 21st district, described issues taking place that affect the Walnut Grove area. These include:

1. The reconstruction and improvement of Mineral Point Road from Westfield Road to Highpoint Road and possibly to the Beltline Highway in 1984.
2. The placement of traffic lights at intersection of Westfield and Mineral Point Roads.
3. The completion of Treelane Road from Tamarack to Oakbridge.

The Beltline Highway is proposed to be improved in the near future, as is the possible reconstruction of Odana Road (1985).

Alderman Trachtenberg recorded some concerns of individuals regarding the City's priorities with respect to the removal of snow and general street maintenance in the Walnut Grove area. Trachtenberg asked that the Association submit a list of through streets which need to be plowed early and are currently being neglected and he will discuss this with the City Street Department.

Nominations were accepted for the Board of Directors of the Walnut Grove Homes Association. Three members whose terms expired have decided not to run for re-election. One other member has resigned. Names appearing on the ballot included: John Pinto (incumbent), Clint Solberg (incumbent), Lawrence Bugge, Marjorie Conklin, Richard Sisson and John Lorenz. Starr Edinger moved to close the nominations and asked that a unanimous ballot be cast for the six nominees. Motion seconded and passed.

County Supervisor Ann Devisae discussed matters of interest including improvements on Mineral Point Road and the Odana and Gammon Road intersection. She invited anyone who is interested to the County Board Supervisors meetings on the first and third Thursdays of each month.

Several concerned homeowners expressed their feelings regarding the presence of religious cult groups in the area and would like to make more people in the area aware of such activities.

The Annual Meeting was adjourned at 12:25 p.m.

Respectfully submitted,


Randall S. Lambrecht, Secretary

REPORT OF CITY PLANNING
AND
GOVERNMENT COMMITTEE

The 1983 city traffic light priority list indicates a traffic light will be installed at the intersection of Mineral Point Road and Westfield Road. The installation will probably coincide with the reconstruction of Mineral Point Road between Westfield and the Beltline.

The "J" busline will probably be split into two routes in 1984. Any input or suggestions as to routing or scheduling may be directed to Madison Metro-Route Subcommittee.

It appears that reconstruction of the West Beltline will take place in 1985 - 86 at the earliest with an additional two lane being located east of the existing traffic lanes.

Residents near Gammon and Roundhill reported problems with sewerage lines during the last quarter of 1983. Metropolitan Sewerage reports that corrections have been made; however, residents should report any additional problems immediately so that proper monitoring/corrections can be made.

Respectfully submitted,

J. Wilton Shinall
Chairman
City Planning and Government Committee

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
February 20, 1984

PRESENT: L. Bugge, R. Conne, J. Edinger, L. Grant, M. Kilton, R. Lambrecht,
W. Larson, T. Liechty, J. Lorenz, J. Pinto, D. Sisson, C. Solberg

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. First Order of Business

R. Conne and L. Grant recommended to the Board to sponsor the WGHA **NEWSLETTER** combined Health Fund Drive again this year. Motion to accept their recommendation (J. Pinto). Seconded and passed.

3. Secretary's Report

Minutes of the December, 1983 meeting were approved as recorded by C. Solberg.

4. Treasurer's Report

M. Kilton presented the treasurer's report -- approved. M. Kilton also informed the Board of the foreclosure of four properties in Walnut Grove owned by R. Haase. The Association has lien holdings on these properties amounting to approximately \$400.00. The Board has decided to answer to the act of foreclosure. L. Bugge agreed to contact Atty. J. Wexler and inquire as to what is involved to represent the Association's interest. ?

5. Architectural Control Committee

No activity. T. Liechty informed the Board that the Prine lots (currently up for sale) are now being considered for redevelopment. The new ACC Guidelines list the former rented mailbox as the mailing address of the Association. This **NEWSLETTER** change should be corrected in the newsletter.

6. Greenways Committee

W. Larson reported that Barefoot Grass has offered to care for the greenways again in 1984 as per 1983's contract for the same price. Larson also recommended G. Wise Enterprises to again maintain the said areas.

7. City Government and Planning

No report.

8. Park and Social

The Dinner Social for new and outgoing Board members and their spouses is set for Thursday, March 1, 1984 at the Boars Head.

9. Communications

Several new Block Captains are helping with the distribution of materials in the neighborhood.

10. Old Business

IRS Filing Status: J. Edinger announced that Walnut Grove has been granted exempt from taxes and is not subject to any tax liability.

II. New Business

Madison Park Commission: The Commission is soliciting input for 1984 budget projects. Suggestions can be made by letter before February 27, 1984. ?

Dane County Social Services: Announcement sent to area Associations seeking need of foster homes in City.

Alderman & County Supervisor Reports: Ann Neviasser and Ron Trachtenberg submitted status reports of various area ongoing projects -- filed. **NEWSLETTER**

West Towne Area Business Association: Announcement of general membership meeting, Wednesday, February 15, 1984 at the Westowner.

Several Groups have solicited WGHA for contributions (see attached letter from the Elvehjem, Save the Lower Eagle Heights Woods Foundation, and Crime Stoppers). T. Liechty suggested the Board consider developing guidelines for the contribution of Association monies to various organizations. ?

J. Edinger read a letter (see attached) from homeowner Dave Shea (505 Walnut Grove Drive) to the current renters of same address regarding the zoning ordinance violation and 10 day provision for correction of said offense. It is understood that the renters would be given a month-to-month lease following the expiration of present lease.

A letter from Alderman R. Trachtenberg to B. Schoenbeck, Principal City Engineer, regarding the clean-up of the drainage swale west of Westfield Road and between Old Sauk and Whitacre Roads was forwarded to the Association.

Election of Board members: Board members were elected to the following positions for 1984.

Clint Solberg -- President
John Pinto -- Vice President
Marvin Kilton -- Treasurer
Randy Lambrecht -- Secretary

Committee Chairs:

John Pinto -- Architectural Control Committee
Jack Lorenz -- City Planning and Government Committee
Marjorie Conklin -- Communications & Block Captains
Dick Sisson -- Park & Social Committee
Wayne Larson -- Greenway Committee

The Board considered and unanimously agreed to compensate Atty. Jim Spiegel \$200.00 for his efforts and work in helping the Board with legal and tax matters this past year. The Board greatly appreciates Jim's help.

Clint Solberg and other Board members thanked outgoing members for thier help during the past few years.

12. Adjournment

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Randall S. Lambrecht
Secretary, WGHA

NEXT MEETING: MONDAY, MARCH 19, 1984, 7:30 p.m. at Security Savings, Gammon Place

WENDEL, CENTER, LIPMAN
PEPPARD & TRACHTENBERG

FEB 1 1984

January 30, 1984

RECEIVED

David & Dana Stundage
505 Walnut Grove Drive
Madison, Wisconsin 53717

David Shea
218 North Pinckney Street
Madison, Wisconsin 53703

Dear David & Dana,

I have been contacted by the City of Madison regarding the occupancy of the house you are renting. They have been informed that there additional people living in the house. If this is the case you are violating both the lease and Madison City Ordinances.

Please take notice that only those persons recognized by the lease and thier immediate family are allowed to occupy the house, and any violation will result in a forfeiture of the security deposit and termination of the lease. You may consider this a 10 days notice to correct any occupancy violations which might exist, and I will be contacting you personally next week to review the matter with you.

Your lease also prohibits any use of the premises for "any purpose which will injure the reputation of the premises" (line 80). Apparently their have been neighborhood concerns about the conducting of religious activities in the premises. Since these activities give rise to neighbors complaints they can be considered harmful to the reputation of the property and hereby request that you limit any such activity to your immediate family and or incidental guests. We can discuss this further when I stop by next week.

If you have any questions which you would like answered prior to next week please feel free to contact me at 256-2000.

Sincerely,

David Shea

cc: Alderman Ron Trachtenberg
Wendel Law Office
222 West Washington Ave.
Madison, Wisconsin 53703

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
March 19, 1984

PRESENT: L. Bugge, M. Conklin, M. Kilton, D. Kromenaker, R. Lambrecht, J. Pinto,
E. Prine, C. Solberg

I. Call to Order

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

2. Secretary's Report

The minutes of the February 20, 1984 meeting were approved with the correction of the spelling of Mr. David Sheas' name.

3. Treasurer's Report

The treasurer's report was approved as presented. M. Kilton suggested that some of the Association's funds be transferred from the Security Savings checking account to a higher interest money market fund offered by Security.

- ✓ The Board concurred that the money market fund would give a better yield and recommended the transfer.

Regarding the Haase property foreclosure: L. Bugge reported that Atty. J. Wexler will file a notice of appearance which is all that needs to be done at this time. The Association is on record with the City as having liens on those properties.

It was brought to the Board's attention that the registered agent currently listed for the Association is Patrick Lucey. A motion to designate C. Solberg as the new registered agent for the Association was made. Motion passed.

4. Architectural Control Committee

The Committee met on March 15, 1984. J. Pinto reported several committee members have or are moving and have resigned. New members have also been received. The Committee also heard from E. Prine (Lot 162) regarding the development of property. (This is discussed under Special Business.)

The Committee also approved new home construction on Lot 121 (601 North Westfield Road).

5. Greenway Committee

No report.

6. Block Captains/Communications

✓ The newsletter will be ready for distribution within the next two weeks. It was also suggested (C. Solberg) that telephone decals with emergency numbers be provided and distributed possibly with the second newsletter. Discussion was postponed until the April meeting.

7. City Government and Planning

No report.

8. Park and Social

No report.

9. Announcements/President's Report

An announcement and Notice of Public hearing on community needs and problems is being scheduled for March 20, 1984 by the City Planning and Development Department.

Madison Metro will present a 15 minute audio-visual program designed to inform businesses, organizations and others of important Metro services in the Madison community.

The Neighborhood Exchange newsletter has been discontinued because of costs.

The Wisconsin Amateur Sports Corporation has asked that the community circulate petitions supporting Madison/Dane as the host city for the National Sports Festival (an Olympic event and pre-competition). The announcement, however, was received too late by the Association to be considered for further action.

10. Special Business

Mr. Dave Kromenaker reviewed with the Board zoning violations and complaints as recorded by the City the past few years on the property known as Lot 76 (505 Walnut Grove Drive, Dave Shea -- owner). Several homeowners have expressed these same concerns to members of the Board. After much discussion, the Board agreed unanimously to draft letters to owner Shea and Alderman Trachtenberg relaying these concerns and to express that these violations represent unacceptable behavior in the neighborhood and that the Board is on record as being supportive of the neighbor's of said address and expects full compliance of City zoning ordinances and deed restrictions in the future.

Mr. Eugene Prine presented to the Board a conceptual plan for development of Lots 161, 162, 163 into seven condominium units which would include remodeling existing buildings and the addition of several new buildings. The presentation was simply informational with Mr. Prine intending to solicit the Board's opinion in anticipation of the Association's acceptance of such a plan. The Board then discussed the plan and concluded that without input of the neighbors within the immediate area of development, the Board could not provide an adequate assessment of the proposed development. It was decided that the Board should hold a special

meeting with those neighbors to hear the development plan for themselves and offer their opinions to the Board which will then provide Mr. Prine with an assessment of the area's acceptance of such a plan.

II. New Business

A motion to contribute fifty dollars to the Crime Stoppers Program was made (L. Bugge). Discussion concluded that this Program is both worthy and beneficial to the neighborhood. Motion passed.

It was reported that a new meeting place for the Board will have to be found.

- ✓ The Security Savings meeting room has been reserved by another group. R. Lambrecht will report back to the Board on this at the April meeting.

12. Adjournment

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,


Randall S. Lambrecht, Secretary
Walnut Grove Homes Association

RSL:cjp

NEXT MEETING: April 16, 1984 at 7:30 p.m., Security Savings, 434 Gammon Place.



Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

Treasurer's Report

February 1 - 29, 1984

Balance January 31, 1984

\$ 184.37

Income

February 17	57 Lots, 2 Condos	\$2,175.00
February 24	34 Lots, 4 Condos	2,062.40
February 23	Interest on NOW Account	3.49
		<u>\$4,240.89</u>

Expenses

February 21	Annual Meeting-printing	\$ 30.35
February 21	Annual Meeting	
	-refreshments	16.58
February 23	Security service charge	8.00
February 24	MG&E	125.95
February 25	Christian Community Church	
	- Annual Meeting	50.00
February 25	James Spiegel	
	- legal services	<u>200.00</u>
		\$ 430.88

Balance February 29, 1984

\$3,994.38

Other Assets

Blunt, Ellis & Loewi MMF Div. 2/16/84 \$75.00 Balance \$10,198.00

SPECIAL MEETING

MONDAY, APRIL 2, 1984 at SECURITY SAVINGS, 434 GAMMON PLACE, 7:00 p.m.

The WGHA Architectural Control Committee is holding an informal meeting with Mr. Eugene Prine and homeowners in the vicinity of 502 North Westfield Road to discuss development of three lots into condominiums. All Board members are urged to attend.

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
April 23, 1984

PRESENT: L. Bugge, M. Conklin, M. Kilton, R. Lambrecht, W. Larson, J. Lohrentz,
J. Pinto, E. Prine, D. Sisson, C. Solberg

I. Call to Order

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

2. Secretary's Report

The minutes of the March 19, 1984 meeting were approved as presented. A new meeting place has been determined. Future board meetings will be held the third Monday of each month at 7:30 p.m. at the First Wisconsin Bank on the corner of Mineral Point and Gammon Road.

3. Treasurer's Report

The treasurer's report was approved as read. M. Kilton informed the Board that approximately 15 homeowners plus R. Haase, who owns several lots, have not submitted payment for Association dues as of this date. As a last appeal, these owners will either be contacted personally by various Board members or be sent a third letter from President Solberg stating the Association's intention to file a lien if not paid within a specified time frame.

4. Architectural Control Committee

J. Pinto reported the addition of Patricia Holoyda to the ACC. The Committee is still seeking one more member.

Approximately 16 persons attended the special meeting of the ACC to discuss the proposed development of property owned by E. Prine. The Committee has heard no complaints or opposition to this development. President Solberg indicated that two homeowners within the immediate area of this development had expressed opposition to multiple family units. Two other adjacent homeowners have some concerns and would like to have more information and discussion with regard to this proposal. It was generally felt that the ACC should work with Mr. Prine and develop some specific plans or ideas. The Board agreed that Mr. Prine's conceptual proposal is attractive and with some further discussion might be acceptable to everyone concerned. To protect against any misunderstandings, all agreements and conditions should be in writing.

J. Pinto reported that the ACC approved one fence. He also queried the Board regarding the proposed construction of a 1500 sq. ft. ranch style home on Lot 163 (409 West Westfield Road). The lot is in an area of Walnut Grove where zoning requires a minimum of 1650 sq. ft. for new house construction. The Board unanimously recommended to the ACC to reject the proposal and any variance considerations.

5. Greenways and Maintenance

W. Larson reported that he has contracted Barefoot Grass to fertilize and control weeds in the greenway and circle areas. Costs include \$549 for weed control and \$577 for fertilizer (\$1126 total). A 5% discount is given for payment received in advance. It was noted that Barefoot Grass has not raised their prices for several years.

Four light posts were damaged along the Greenhaven and Winterset Circle greenways. Cost of replacing a single light post is approximately \$175. A motion to expend funds for replacing the damaged posts as the Greenway Committee sees fit was made (Larson). Motion passed. Wayne suggested that the Board consider purchasing property damage insurance. A \$10,000 property damage policy would cost approximately \$100/year (\$100 deductible each occurrence).

The Greenway Committee has notified the circle areas of the annual \$30 allocation for circle improvement (notice attached). In addition, the Committee has asked all block captains for input regarding improvement, maintenance, and landscaping of greenway areas (notice attached).

The Greenway Committee accepted bids for the mowing of greenway areas after learning that G. Wise who had been contracted in the past had died. Three bids were accepted:

Barnes Lawn Service	\$485/mowing
Richard Raddock	\$440/mowing
The Bladers	\$380/mowing

The grass area is to be mowed every 2-3 weeks (approximately 5-6 times per season). A motion to accept the Bladers bid for 1984 was made (Sisson). Motion passed. If more mowings are needed beyond what the contract stipulates, approval must be received from President Solberg. The bid was broken down by specific areas to be mowed. (Per mowing: \$280 for greenways, \$60 for areas 1-3, and \$40 for area 4.)

6. Block Captains/Communications

M. Conklin stated that the next newsletter is scheduled for the end of June. A minimum of four newsletters per year is anticipated.

7. Government Relations -- no report.

8. Park and Social

The Committee is organizing and planning several community events. Information will be forthcoming in the June newsletter.

9. President's Report

Developer Anthony Haen invited representatives of the subdivision to see proposed development of property west of the Walnut Grove subdivision. A change in zoning

will be required. The meeting is scheduled for Wednesday, April 25, 4:45 p.m. at Mr. Haen's office, 4513 Vernon Boulevard.

President Solberg read a letter from Alderman Trachtenberg to the City Park Department requesting wood chips be placed around playground equipment as agreed upon last year.

It was announced that the 21st district conference will not meet unless specific concerns or matters arise which necessitate a meeting.


Four hundred acres owned by Rural Insurance Company is being proposed for development into a special manufacturing research park. This land is on the northwest corner of Old Sauk Road and the West Beltline Highway.

10. Old Business

A letter to Dave Shea and Alderman Trachtenberg has been drafted and will be submitted to board members soon for their review.

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

Respectfully submitted,



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

RSL:cjp

NEXT MEETING: 7:30 p.m., May 21, 1984 at First Wisconsin Bank, corner of Mineral Point and Gammon Roads.

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
May 21, 1984

PRESENT: L. Bugge, R. Lambrecht, W. Larson, J. Pinto, D. Sisson, C. Solberg

I. Call to Order

The meeting was called to order by President Solberg at 7:50 p.m. at the First Wisconsin Bank Building, 402 Gammon Place.

2. Secretary's Report

The minutes of the April 23, 1984 meeting were approved.

3. Treasurer's Report

The treasurer's report was conditionally accepted as presented by C. Solberg in M. Kilton's absence. The March 31, 1984 ending balance on April's report does not match that stated on the previous month's.

Regarding unpaid Home Association dues, there are four homeowners delinquent in payment.

Name	Property	Proposed Action
Haase	15 properties	file liens
R. Hass	7122 Farmington Way	file lien
C. Brink	310 Oldfield Road	reminder
D. Thacker	Payment expected on good faith. If not received, will file lien.	

A fifth home owned by Atwood (6 Rye Circle), is being sold. The realtor has agreed to seek payment. A letter will be sent as a reminder.

4. Architectural Control Committee

J. Pinto reported that the Committee is reviewing the covenants as they apply to homes along the 400 block of Gammon Road. There are four homes which do not have hard surfaced driveways. The owners will be notified if they are found in violation.

The Committee is anticipating submission of a proposal for approval of a satellite dish in the neighborhood. When received, the ACC will consider it.

The Board recommended that reminder be placed in the June newsletter regarding the parking of boats or trailers for extended periods of time in the Walnut Grove area. This recommendation stems from a complaint received concerning a boat parked on Foxboro Circle. C. Solberg will talk to homeowner before notifying police.

5. Greenway Committee

W. Larson reported a large tree had fallen along a greenway and needed to be removed. He also welcomed any suggestions regarding upkeep of the greenways.

6. Block Captains/Communications

No report. C. Solberg stated as a reminder that more directory information forms are available and should be returned soon.

7. Government Relations

No report.

8. Park and Social

D. Sisson initiated discussion regarding park improvement, i.e. baseball diamond. It was generally agreed that another time should be set aside for in-depth discussion of plans concerning park improvement.

The Muskie baseball outing is scheduled for Sunday, 2:00 p.m., June 24, 1984. The group ticket price will be approximately one-half of the regular ticket price.

The WGHA annual picnic is slated for Sunday, September 9, 1984. Preparations are progressing. More information will be available in the June newsletter.

9. President's Report

A. Sauk Creek Development

President Solberg had sent a letter to the City Planning Commission (CPC) stating the interests and opinions of WGHA in regard to the preliminary platte proposed for Sauk Creek which is before the CPC. The letter included the following viewpoints:

1. Opposition to a connector road between Farmington Way and Highpoint Road.
2. Advocation of greenway access to park from Farmington Way along subdivision boundary.
3. Support of no-access routes from multiple family units onto Whitacre Road. These units would have to access onto Old Sauk Road.
4. Wooded greenway through Sauk Creek be kept intact.

B. City Engineering Improvement Proposals

The City Engineering Department is soliciting areas for capital improvement needs or projects. Any proposed projects should be sent to the Department. Several projects were listed by Board members.

1. Greenway path outlets to streets (ramps).
2. Storm sewer improvement west of 400 block of Westfield Road.
3. Access ramps on sidewalk corners along Farmington Way and Walnut Grove Drive

C. Notices

1. The City is planning to improve street lighting along Tree Lane (Mineral Point to Oakbridge Road) and along Westfield Road (Mineral Point Road to Tree Lane).
2. Animal control -- A note should be placed in the June newsletter reminding homeowners to keep better control of pet animals (especially stray cats).

10. Old Business

None.

II. Adjournment

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,



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

RSL:cjp

NEXT MEETING: JUNE 18, 1984

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
June 18, 1984

PRESENT: R. Lambrecht, J. Pinto, D. Sisson, C. Solberg, M. Kilton, M. Conklin

I. Call to Order

The meeting was called to order by President Solberg at 7:40 p.m. at the First Wisconsin Bank Building, 402 Gammon Place.

2. Secretary's Report

The minutes of the May 21, 1984 meeting were approved.

3. Treasurer's Report

Report approved as presented. (The March 31, 1984 ending balance was incorrect on April's report. It should have been \$2,952.03.)

The following actions have been taken regarding unpaid Association dues.

Haase, 15 properties	Liens filed
Hass, 7122 Farmington Way	Lien filed
Brink, 310 Oldfield Road	Lien filed
Atwood, 6 Rye Circle	Extension granted

4. Architectural Control Committee

Susan Taylor (9 Winterset Circle) has been added as a member of the ACC.

ACC Action: Approval of deck -- 6 Foxboro Circle
 Approval of porch -- 7014 Farmington Way

There has been some misunderstandings with regard to City approval of construction or building projects within WGHA independent of ACC review. J. Pinto is seeking more information about the City's procedure in approving plans falling within ACC review.

No information has been obtained regarding unpaved driveways of four homes along Gammon Road.

5. Greenway Committee

No report.

6. Block Captains/Communications

M. Conklin and W. Larson will begin working on a packet of information and materials to be presented to new homeowners in the area.

7. City Planning

The development plans for the Sauk Creek area has been approved. These plans were not immediately known.

8. Park and Social

Ticket sales for the Muskie game were hot (at the meeting anyway).

Tentative plans for a Board meeting at the Sisson's home are underway.

9. President's Report

a. The home at 505 Walnut Grove Drive has been sold.

b. Re: Boat on Foxboro Circle. The owner has apologetically removed it from the street.

c. Re: Drainage swale, 400 block Westfield Road. Alderman Trachtenberg has written to the City Engineer to maintain (mow) the area.

10. Old Business

None.

11. New Business

The Board brainstormed a bit to discuss ways in which the neighborhood might be improved. Ideas included having Board members meet new neighbors and placing candles as decoration during Christmas.

12. Adjournment

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,



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

RSL:cjp

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board of Directors Meeting
Minutes
July 23, 1984

PRESENT: L. Bugge, M. Conklin, M. Kilton, R. Lambrecht, W. Larson, J. Lohrentz,
C. Solberg

I. Call to Order

The meeting was called to order by President Solberg at 7:35 p.m. at the First Wisconsin Bank Building, 402 Gammon Place.

2. Secretary's Report

The minutes of the June 18, 1984 meeting were approved.

3. Treasurer's Report

Report approved. M. Kilton noted receipt of payment from Atwood, 6 Rye Circle, for Association dues.

Southwick Circle has requested to combine and accumulate this year's allotment of \$30 for circle maintenance for future improvements.

A notice has been received from the U.S. Bankruptcy Court with regard to the foreclosure of the William Haase properties.

4. Architectural Control Committee

The ACC approved four proposals and is considering one other. These include:

<u>Address</u>	<u>Proposal</u>	<u>Action</u>
(Haskel) 7126 Farmington Way	Patio	Approved
Address not given, Lot 269	Deck, pool	Approved
(Wendel) 10 Stonecrest Circle	Screen porch	Approved
(Robinson) 7109 Farmington Way	Screen porch	Approved
7106 Farmington Way	Fence	Pending

5. Greenways/Maintenance

W. Larson summarized the discussion that took place at a meeting organized to discuss the drainage swale area west of the 400 block of Westfield Road. Alderman Trachtenberg, City representatives and several homeowners were present. Possible future improvements discussed include mowing 18 feet behind property lines (subject to formal request), and the planting of trees, shrubs, etc., which may be a cooperative effort involving the City Park Department and homeowners. The City to date has done some leveling of the ground so it can be mowed. The City has also agreed to complete the "filling in" of the area and also to extend the storm sewer pipe an additional 50 feet to the west.

Homeowner E. Prine has expressed concern regarding extension of the storm sewer. He does not feel it is cost warranted nor will it be completed in an acceptable and timely fashion. A letter may be sent to the City from the WGHA Board requesting further action after inspection of this area by some Board members.

The upkeep and clearing of pathways in wooded areas of the greenways will become part of the regular maintenance of the greenways.

6. Block Captains/Communications

The Newsletter should be out in two weeks. Items announcing the Annual Picnic need to be included. W. Larson has agreed to write an article addressing vandalism and the Home Watch Program.

A "Welcome to Walnut Grove" packet has been put together and will be distributed to new homeowners.

The new WGHA Directory is progressing and will be ready this fall.

7. Government Relations

No business.

8. Park and Social

No report. Arrangements will be forthcoming regarding the August 20 Board meeting at "Sisson's Resort" along the Wisconsin River.

9. President's Report

ANNOUNCEMENT: Kinder-Care is considering building a Day Care Center on the southwest corner of Old Sauk and Gammon Roads. A meeting will be held at 7:30 p.m., Tuesday, July 31 at Security Savings and Loan, 434 Gammon Place. J. Lohrentz will represent the WGHA at the meeting.

10. Old Business. None.

11. New Business. None.

12. Adjournment. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,


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

RSL:cjp



Walnut Grove Homes Association, Inc.
Madison, Wisconsin 53717

Treasurer's Report

June 1 - 30, 1984

Balance May 31, 1984

\$2,911.01

Income

June 5	4 lots	\$ 273.70
June 7	Health Fund Drive	633.00
June 20	2 lots	121.50
June 23	Interest	<u>19.61</u>
		\$1,047.81

Expenses

June 5	Winterset Circle	\$ 60.00
June 6	Barefoot Grass	398.40
June 6	Health Fund	508.00
June 7	Rick Conne	15.68
June 7	Springwood Circle	54.73
June 15	Bladers - Grass Cut	168.00
June 18	Muskie Tickets	86.17
June 25	MG&E	<u>91.69</u>
		\$1,382.67

Balance June 30, 1984

\$2,576.15

Other Assets

Money Market Fund - Security Savings		
June 23	Interest \$45.43	New Balance \$ 5,703.50
Money Market Fund - Blunt, Ellis & Loewi		
June 16	Dividend \$89	New Balance \$10,521

TO . . . Walnut Grove Home Association Board

RE . . . The August Meeting

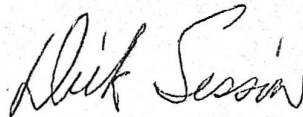
Dear Friends:

I hope you are enjoying a change of pace this summer. The August meeting is almost upon us and I realize I have not yet told you about how to get up to our summer home for our meeting on Monday night, August 20th. I am enclosing a map that will help you find the cottage.

When I invited you to the cottage for a "change of pace" meeting from our usual work oriented format, I thought it might be nice to bring our spouses along and just swim, play pool or ping pong, and good conversation, I hope you agree that it will be fun to mix pleasure with business!

Because of the change in format, let me suggest this time schedule. Can we meet at 17 Rye Circle at 6:25 P.M.? Then we can double up in cars and ride out to the cottage in caravan fashion. If you can't make it at that time, you are on your own. We'll eat a potluck supper shortly after we arrive. It takes about twenty-five minutes to drive out to the cottage. We will be providing sloppy joes for everyone. We ask you to bring a fruit salad, relish tray, or dessert. Coffee and punch will be provided. Don't worry about bringing silverware either,

Perhaps, some of the somen will want to touch base with my wife, Carol. Our number is 833-4442. We look forward to seeing you on the 20th.

A handwritten signature in cursive script, reading "Dick Sisson". The ink is dark and the handwriting is fluid, with a large initial 'D' and a stylized 'S'.

Dick Sisson

SAUK CITY
← 2 MILES →

N.W. ← S.E.

ROUTE 12

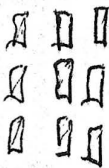
HISTORICAL MARKER
(1/2 MILE BEFORE RT. Y)

↑
1 MILE
↓

78



WISCONSIN
RIVER



TRAILER
PARK

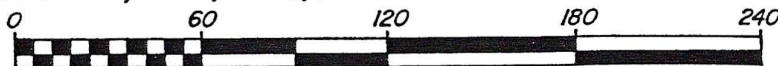
LAW'S
DRIVE

(LOOK FOR
SISSON
MAIL BOX)

4 or 5 Miles

CERTIFIED SURVEY MAP NO. 3771

NW1/4 NE1/4 SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: ONE INCH = SIXTY FEET

DANE COUNTY MONUMENT
NORTH 1/4 CORNER SECTION 23
T7N, R8E, WISCONSIN STATE PLANE
COORDINATES (SOUTH ZONE) ARE:

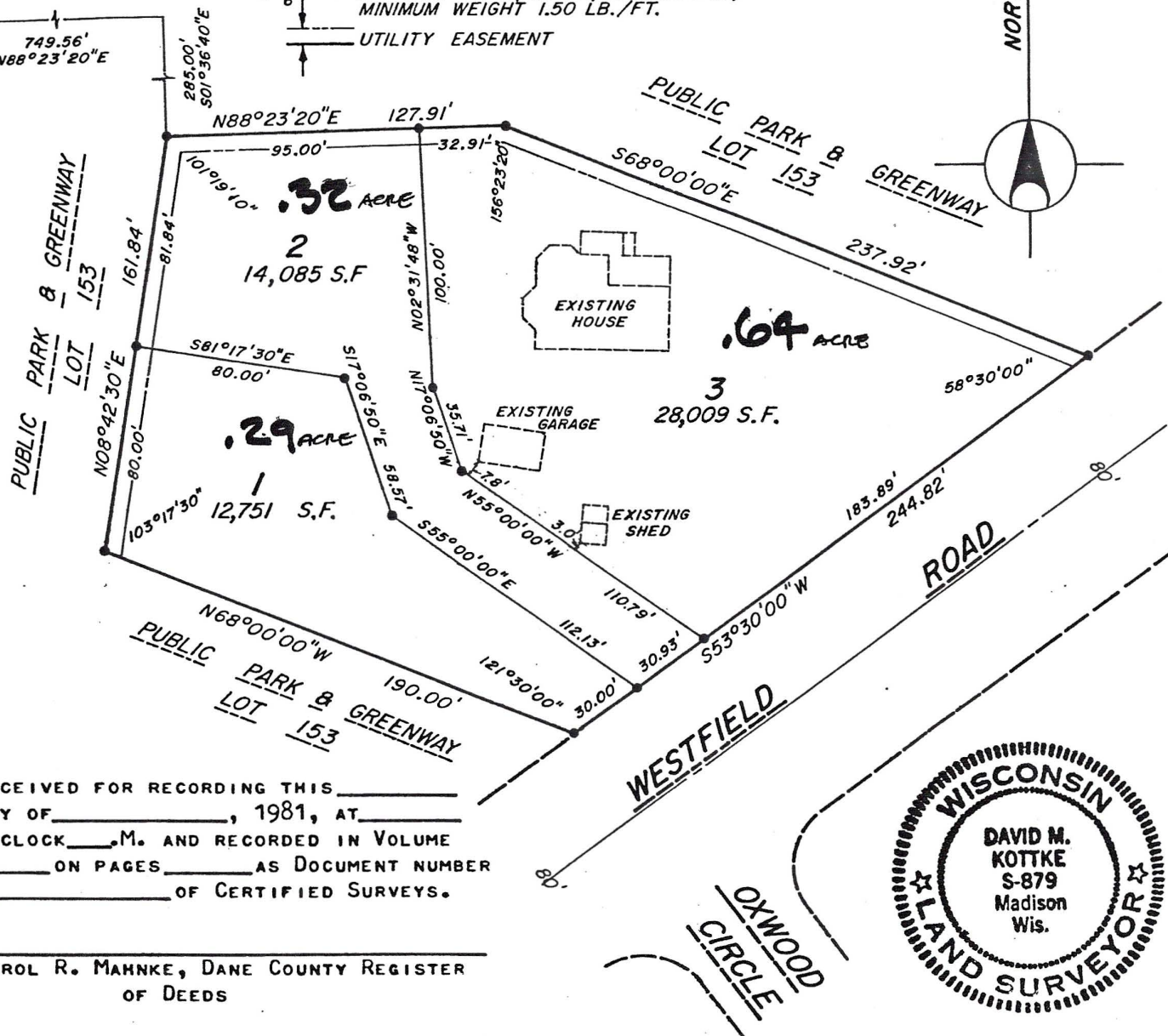
N 392,215.00
E 2,130,329.08

LEGEND

• 3/4" X 24" SOLID, ROUND, IRON STAKES,
MINIMUM WEIGHT 1.50 LB./FT.

UTILITY EASEMENT

NORTH



RECEIVED FOR RECORDING THIS _____
DAY OF _____, 1981, AT _____
O'CLOCK _____ M. AND RECORDED IN VOLUME
_____ ON PAGES _____ AS DOCUMENT NUMBER
_____ OF CERTIFIED SURVEYS.

CAROL R. MAHNKE, DANE COUNTY REGISTER
OF DEEDS



A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO KNOWN AS LOT 152 OF OXWOOD ADDITION TO WALNUT GROVE, TO-WIT: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE N88°23'20"E, 749.56 FEET; THENCE S01°36'40"E, 285.00 FEET TO THE POINT OF BEGINNING; THENCE N88°23'20"E, 127.91 FEET; THENCE S68°00'00"E, 237.92 FEET; THENCE S53°30'00"W, 244.82 FEET; THENCE N68°00'00"W, 190.00 FEET; THENCE N08°42'30"E, 161.84 FEET TO THE POINT OF BEGINNING. CONTAINING 54,846 SQUARE FEET.

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board Meeting
August 20, 1984

PRESENT: L. Bugge, R. Lambrecht, W. Larson, J. Lohrentz, D. Sisson, C. Solberg

1. Call to Order

The meeting was called to order by President Solberg at 8:30 p.m. at Sisson's Resort.

2. Secretary's Report

The minutes of the July 23, 1984 meeting were approved.

3. Treasurer's Report

The report was approved as presented.

It was recommended that a report of the 1984 Health Fund Drive be obtained from the organizers as agreed upon originally.

4. Architectural Control Committee

The ACC considered one proposal last month. (Morrison, 7106 Farmington, Proposal: fence, Action: approved.)

5. Greenways/Maintenance

No bids have as of yet been received on repair of the lamp posts along greenways. Wayne proposed that the Board consider obtaining property damage insurance which would include repair of lamp posts, etc.

Wayne agreed to look into the possibility of shoveling the sidewalk areas in the winter where greenways exit. The advantages and disadvantages of keeping the greenways lighted during winter will be discussed with homeowners through the newsletter or some other means. Wayne will report back to the Board by October on both of these matters.

6. Block Captains/Communications

No report. Newsletter was distributed this past week.

7. Government Relations

Jack reported on the meeting regarding the proposal to build a Kindercare Day Care Center on the corner of Old Sauk and Gammon Roads. Approximate square footage will be 41,000 feet with driveway exits on Old Sauk Road. Approval would

not mean rezoning. It would be approved as conditional use. A second site which is available on the northeast corner of Old Sauk and Westfield Roads is not satisfactory to Kindercare but seems to have the support of homeowners who oppose the construction on the primary site. Alderman Trachtenberg will alert the WGHA when this matter comes before the Planning Commission.

8. Park and Social

Announcement of the Annual WGHA Picnic is contained in the August newsletter. Many activities have been planned. Larry suggested maybe having a square dance caller at the picnic. Dick will contact persons.

*max + wendy: 5:30 PM 121 MI BARK
2004.11*

10. President's Report

A notice was received from the bankruptcy court in regard to W. Haase properties under foreclosure. A public hearing on the final plot of the Sauk Creek proposal will be held on August 6, 1984. The final plot includes the following recommendations of the WGHA:

- a. No connector road between Farmington Way and High Point Road.
- b. A ten foot wide walkway to the park from Farmington Way.
- c. Driveway exits from the condominium development will be on Old Sauk Road and not Whitacre Road.

11. Old Business.

None

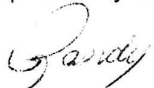
12. New Business

None.

13. Adjournment

The meeting was adjourned at 9:35 p.m. A sincere thank you to Dick and Carol Sisson for their fine hospitality and the good time shared by everyone at Sisson's Resort.

Respectfully submitted,



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

RSL:cjp

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board Meeting
September 17, 1984

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

1. Call to Order

The meeting was called to order by President Solberg at 8:30 p.m. at First Wisconsin National Bank.

2. Secretary's Report

The minutes of the August 20, 1984 meeting were approved as recorded.

3. Treasurer's Report

The report was approved as presented. Marvin reported on the picnic's financial state. Estimated expenses for the picnic amounted to approximately \$860. Revenue generated was approximately \$531.00. A full report will be given in October.

A foreclosure sale on the four properties previously owned by Haase will take place on October 30, 1984. The Association has made application for the \$392 owed WGHA for prior liens.

4. Architectural Control Committee

The ACC considered one proposal -- Fitzsimmons, 10 Greenhaven Circle,
Proposal: fence, Action: not approved.

J. Pinto recommended that the Board notify and remind realtors of their responsibility to inform prospective home buyers in Walnut Grove of the WGHA and its respective covenants, restrictions and guidelines. There have been several instances of new homeowners not being informed of the Association's existence. J. Pinto agreed to draft a letter for this purpose.

J. Pinto will also draft a letter to the City Building Inspector's Office regarding permits for building improvements/additions that must be also approved by the ACC prior to initiation of the project.

5. Greenways/Maintenance

No report.

6. Block Captains/Communications

An error in one of the emergency telephone numbers on the original stickers was found. New stickers along with a letter explaining the error and the correct telephone number is being sent to each home.

The Directory is still in the process of being put together for this fall.

7. Government Relations

No report.

8. Park and Social

No report. Approximately 231 persons attended the WGHA Annual Picnic.

9. President's Report

No news to report.

10. Old Business

President Solberg will contact R. Conne regarding a report on the 1984 Health Fund Drive.

11. New Business

President Solberg asked the Board to begin thinking about the annual meeting and budget for 1985.

12. Adjournment

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



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

RSL:cjp

NEXT MEETING: October 15, 1984 at 7:30 p.m.



Walnut Grove Homes Association, Inc.
Madison, Wisconsin 53717

Treasurer's Report

August 1 - 31, 1984

Balance July 31, 1984

\$1,786.79

Income

August 23 Interest, Now account \$ 7.25

\$ 7.25

Expenses

August 4 Bladers, Grass Cutting \$320.00

August 11 Barefoot Grass, Weed Control 137.00

August 18 Marge Conklin, Insty-Print 55.35

August 19 Richard Sisson, Picnic Tables 63.00

August 25 MG&E 97.38

\$672.73

Balance August 31, 1984

\$1,121.31

Other Assets

Money Market Fund - Security Savings

August 23, Interest \$43.79 New Balance \$5,789.36

Money Market Fund - Blunt, Ellis, Loewi

July 16 Dividend \$93 New Balance \$10,708.00

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board Meeting
October 15, 1984

PRESENT: R. Sisson, M. Kilton, J. Pinto, J. Lohrentz, C. Solberg

1. Call to Order

The meeting was called to order by President Solberg at 7:30 P.M. at the First Wisconsin National Bank.

2. Secretary's Report

The minutes of the September 17, 1984 meeting were approved with the correction of the starting time from 8:30 to 7:30 P.M.

3. Treasurer's Report

The report was approved as presented. Marvin said he would look into moving the checking account to First Wisconsin since we are now meeting there. It was suggested that we should get a long term commitment for using the meeting room. He also requested that the board members be thinking about next years budget. He will present his recommendations at the November meeting.

The Association was served papers regarding its interest in the Haase properties.

4. Architectural Control Committee

The ACC reconsidered the proposal to build a fence at 10 Greenhaven Circle for the Fitzsimmons. The fence was approved in the revised proposal. It no longer extends into the front yard.

The question was raised as to whether a letter should be sent to residents of homes that have yards that are being poorly maintained. It was decided that most we should do would be to put an article in the newsletter.

5. Greenways/Maintenance

A greenways committee has been designated and has met to consider proposals for replacing and repairing the greenway lights. The committee's recommendation to accept the bid of \$1590 from Wells Electric was approved. The approval included recommendation to spend up to an additional \$200 for sleeves can be fitted to the concrete base.

The recommendation to include a question in the newsletter asking if the members of the Association thought that a long range greenway plan should be prepared was approved.

Approval was given to the inclusion in the budget of funds for sidewalk shoveling where public walks cross the greenway entrances. This is three locations on Colony, Farmington and Walnut Grove. The rate for shoveling would be \$6 for ½-3" of snow and \$9 for 3" or more of snow. The committee was authorized to proceed with hiring a contractor.

6. Block Captains/Communication

No report.

7. Government Relations

No report.

8. Park and Social

It was recommended and agreed that some type of party in February would be desirable. The party would probably be a dinner and a program.

9. President's Report

Even though the response to the Health Fund Drive was not as good this year as we would have liked it is recommended that it be continued next year.

10. Old Business

No old Business

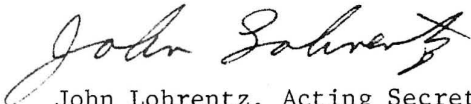
11. New Business

In response to the presentation by Maureen O'Malley, who is running for the Assembly from our district, at the beginning of the meeting it was recommended that we jointly host a forum for the candidates with Tamarack and Parkwood Hills associations. We would try for Monday, October 29. Clint will contact the other associations.

12. Adjournment

The meeting was adjourned at 9:10 P.M.

Respectfully Submitted,



John Lohrentz, Acting Secretary
Walnut Grove Homes Association, Inc.

NEXT MEETING: November 19, 1984 at 7:30 p.m.

WALNUT GROVE HOMES ASSOCIATION, Inc.
Board Meeting
November 19, 1984
MINUTES

PRESENT: L. Bugge, M. Conklin, R. Lambrecht, W. Larson, J. Lohrentz,
J. Pinto, D. Sisson, C. Solberg, P. Thacker

I. Call to Order

The meeting was called to order by President Solberg at 7:30 p.m. at First Wisconsin National Bank, Gammon Place.

2. First Order of Business

Mr. Peter Thacker was invited to discuss with the Board the presence of an eight foot diameter satellite dish which has been installed on his property by the current renters. He explained that the owner of the dish is handicapped and was not aware of WGHA Architectural Control Guidelines regarding satellite dishes as outbuildings.

(Discussion amongst the Board members took place later in the meeting but will be presented here.) J. Pinto responded by saying that the City does regard satellite dishes also as outbuildings. The ACC's decision to request removal of the dish from the Thacker property was unanimously supported by the Board. There was concern that allowing an exception to the Architectural Control Guidelines would be inconsistent with the restrictions and be setting a poor precedent.

3. Secretary's Report

The minutes of the October 15, 1984 meeting were approved as recorded by J. Lohrentz.

4. Treasurer's Report

The report was approved as presented by J. Pinto in M. Kilton's absence.

A tentative 1985 Annual Budget Estimate was discussed. A motion to enumerate and identify in the budget funds for walkway and circle upkeep was made. Motion carried.

A motion to set the 1985 Association annual fee (per home) at \$35 was made (J. Lohrentz). Motion passed.

5. Architectural Control Committee Report

Re: Fitzsimmon property. The ACC had approved a four foot fence after receiving a revised proposal. It was noted that the Fitzsimmon's have also installed a three foot fence which extends into the front yard. The three foot

fence does not require ACC approval but was installed after the ACC denied a four foot high fence where the shorter fence now exists.

J. Pinto also stated the Madison Board of Realtors will place a statement in their newsletter reminding realtors of their responsibility to inform potential homeowners of the Association's existence with possible covenants and deed restrictions.

One other note. A vacancy is open on the ACC. Suggestions for a new member was solicited.

6. Greenways & Maintenance

A questionnaire has been developed to be passed out with the next newsletter inquiring into long range greenway planning.

Two young entrepreneurs have been hired by the Committee for shoveling snow where public walks cross greenway entrances.

Time of day meters will be installed this week.

7. Block Captains/Communication

A motion was made and seconded to approve \$100 for typing of the WGHA Directory and Board Minutes. R. Lambrecht will coordinate the typing of the directory with the typist on a computer program.

The newsletter is being worked on and shall be out soon.

Luminariums were discussed and it was decided to be brought up at the Annual Meeting to see if there is interest.

8. Government Relations

No report.

9. Park & Social

Dick suggested a midwinter banquet, i.e. social gathering sometime during the winter with possibly a formal type of party with celebrities such as D. McClain, A. North, etc. Fifteen dollar/person limit. Mid-February. More information to follow.

10. President's Report

- a. Date for Annual Meeting is January 19, 1985 (the third Saturday in January) at 10:00 a.m.

Board members whose terms are up: Marvin Kilton, Randy Lambrecht, Wayne Larson. There was a question as to whose term was for one year. Either J. Lohrentz or M. Conklin.

- b. Sauk Creek -- the final plat has been developed and approved.
- c. Annual Meeting items: certificates will be given to all previous Board members, the Health Fund Drive should be discussed.

II. Old Business

None.

12. New Business

None.

13. Adjournment

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

Respectfully submitted,



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

RSL:cjp

NEXT MEETING: Monday, December 17, 1984, 7:30 p.m. at First Wisconsin Bank,
Gammon Place.



Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

Treasurer's Report

October 1 - 31, 1984

Balance September 30, 1984

\$1,128.85

Income

October 15	Sisson - Muskie tickets	\$ 75.00
October 23	Interest, NOW account	5.49
		<u>\$ 80.49</u>

Expenses

October 15	Sisson - picnic	\$ 13.15
October 20	MG&E	118.89
October 29	Bladers - cut grass	280.00
October 26	Transfer to MMF	140.33
		<u>\$ 552.37</u>

Balance October 31, 1984

\$ 656.97

Other Assets

Money Market Fund - First Wisconsin

October 26	Interest - Security Savings	\$ 30.84
October 26	Transfer from checking	\$140.33
September 30	Balance	\$4,828.83 + \$171.17 = New balance \$5,000.00

Money Market Fund - Blunt, Ellis, Loewi

October 16	Dividend \$89	New Balance	\$10,902.00
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BUDGET REVIEW 1983-84-85

37.50
300 Lots
11,250



ACTUAL 1983	BUDGET 1984	ESTIMATED 1984
Income 12,857	11,250	11,153 1500 MMA 945 PICNIC-MUSKIES 633 Health Fund 14,231
EXPENSES 8357	Budget EXP 11,250	EST. 1984 9700
"EXCESS" \$4,500	\$4,531	
Assets DEC 31, 1983 \$10,876.00	EST ASSETS DEC 31 1984 \$15,376	

Est Income 1985

1500 MMA
1000 Picnic
2500 ← - - -
7500 dues
\$10,000

Estimated Expenses 1985

9100 + 1091 (?) =
900
10,000
22500
300 7500 L 2500 -
60
150
25
300
7500

Cash assets 25⁰⁰ meet est. expenses
30⁰⁰ 1500 reserve "profit"
35⁰⁰ 3000 reserve "
37.50 3750 reserve "

1250
3
3750

WALNUT GROVE HOMES ASSOCIATION, Inc.
BOARD MEETING
Minutes
December 17, 1984

PRESENT: L. Bugge, M. Conklin, M. Kilton, W. Larson, J. Lohrentz, J. Pinto,
C. Solberg

1. Call to Order

The meeting was called to order by President Solberg at 7:30 p.m. at First Wisconsin National Bank, Gammon Place.

2. Secretary's Report

The minutes of the November 19, 1984 meeting were approved as recorded.

3. Treasurer's Report

The Treasurer's report for November, 1984 was approved as presented by M. Kilton. Marv will look into the possibility of sales tax exemption.

4. Architectural Control Committee

The ACC has approved a screened-in porch at the Glen Bridger home.

The satellite dish installed on the Thacker property will be removed, as agreed upon by the renter who owns the dish. A permit from the City is required which, therefore, includes approval by the WGHA.

Completion of the house at 601 North Westfield has been discussed with the owner (Lieske).

5. Greenways and Maintenance

The shoveling of public walks where greenway walks exit has begun. W. Larson also reported that the walkway lights have been repaired and time-of-day meters have been installed by Wells Electric.

6. Block Captains/Communications

The directory information is complete and is in the process of being typed for distribution with the newsletter after the holidays.

The notice of the annual meeting will be mailed out in accordance with the by-laws. The newsletter will also include a notice of the meeting.

7. Government Relations

J. Lohrentz discussed a handout concerning improvement of the West Beltline Highway which proposes a diamond intersection with Old Sauk Road crossing under U.S. Highway 12 and 14.

8. Park and Social

No report.

9. President's Report

- a. Re: Annual Meeting Items. Certificates of Appreciation, Annual Health Fund Drive luminariums, Committees, Sauk Creek construction, R. Trachtenberg, A. Neviasser, etc.
- b. A motion to hold the annual meeting on January 19, 1985, 10:00 p.m. at the Madison Christian Community Church on Old Sauk Road. (motion passed)

10. Adjournment

The meeting was adjourned at 9:21 p.m.

Respectfully submitted,



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

RSL:cjp