

WALNUT GROVE HOMES ASSOCIATION  
ANNUAL MEETING  
January 19, 1985

M I N U T E S

The WGHA Annual Meeting was called to order by Association President Clinton Solberg at 10:05 a.m., January 19, 1985, at the Madison Christian Community Church, 7118 Old Sauk Road. Thirty-six members were either present or represented by proxy. The January, 1984 Annual Meeting minutes were approved as read.

Marvin Kilton, Treasurer of the Association, presented the financial statements and Treasurer's Report for 1984. Total assets ending December 31, 1984 were \$14,325.25. Cash receipts for the year totaled \$13,904.83. Cash disbursements were \$10,455.98. The remaining balance of \$3,448.95 plus cash reserves of \$10,876.30 from January 1, 1984 equaled the total assets of \$14,325.25. The proposed budget for 1985 was presented and approved. Proposed budget expenditures total \$10,500.00. This would allow for a decrease in lot assessment from \$37.50/lot to \$35.00/lot.

Reports of Committees followed.

John Pinto reported on the actions of the Architectural Control Committee. The Committee reviewed 14 items throughout the year including the construction of two new homes in our area. He also interpreted the Architectural Guidelines regarding satellite dishes.

Marge Conklin summarized the work of the Communication/Block Captain Committee. Three newsletters were distributed in 1984. A "Welcome to Walnut Grove" package has been put together for new members. A 1985 WGHA Telephone Directory has also been prepared for distribution soon.

Dick Sisson reviewed the community social events which took place the past year including the Muskie Baseball Game and the successful WHGA Annual Picnic. A "sweetheart banquet" is being planned for Thursday, February 28, 1985 at the Westowner with more information to follow.

The annual report of the Greenway Committee was presented by Wayne Larson. The mowing, trimming and maintenance of greenway areas was discussed. The Committee also decided that lighting of these areas in winter would be continued for safety reasons. New light poles have replaced damaged poles and time-of-day service meters have been installed to reduce the electric bill. Responses to a survey regarding long range plans for landscaping are being received still and will be given consideration this year.

John Lohrentz briefly discussed the City Planning/Government Committee which considered the proposal of a Day Care Center development on the corner of Old Sauk and Gammon Roads. The proposal was not supported by several groups and was not pursued by the Center.

✓ Alderman Ronald Trachtenberg explained the City's priorities regarding snow removal. Streets receiving priority in snow plowing include Westfield Road, Walnut Grove Drive, Farmington Way, Colony Drive and Tree Lane. The City has experienced a shortage of drivers and equipment problems this year. Alderman Trachtenberg also discussed street improvements for 1986 including Gammon Road and Tokay Boulevard from Whitney Way to Gammon Road. The outdoor movie theatre property will be annexed to the City. Improvement of the Beltline Highway from Mineral Point Road to the Bruce Company in Middleton will begin also.

M. KILTON

W. LARSON

- ✓ Nominations for election to the Board of Directors were opened. Incumbents Randy Lambrecht, John Lohrentz, Marge Conklin and ~~John Pinto~~ expressed interest in another term. Nominations were closed. A motion to cast a unanimous ballot was made. Motion passed.

- ✓ Three District I representatives were present to discuss the West Beltline Highway Improvement Project. The project includes the 2.4 miles of US Highway I2 & I4 beginning just north of the USH I4 interchange in Middleton and ending just north of the Mineral Point interchange. The recommended design includes a four lane freeway along the existing corridor with a 50 foot median. A diamond interchange is proposed at Old Sauk Road with USH I2 & I4 going over Old Sauk Road. A motion to support the improvement project with the addition of a bike pathway along Old Sauk Road as it extends under USH I2 & I4 was made (R. Conne). Motion passed unanimously. It was recommended that the project begin as soon as possible.

- ✓ The Sauk Creek Development was presented to the Association by Tony and Jeff Haen. Development of the condominiums along Old Sauk Road has already begun. Twenty-one condos with four units each, a pool, and a clubhouse are proposed. Development of the 38 residential, single family homes will begin this summer. Phase I includes construction along the wooded sites, Phase 2 the culdesacs, and Phase 3 the Whitacre Road sites.

Rick Conne discussed the Health Fund Drive efforts. He also encouraged participation in the WHGA golf league.

- ✓ County Supervisor Ann Neviasser discussed the need for another tornado siren in the area. The issue will be under consideration at the January 28 council meeting.

Several persons spoke to thank the Board of Directors and express appreciation on several matters throughout the past year.

The meeting was adjourned at 12:30 p.m.

Respectfully submitted,



Randy Lambrecht, Secretary  
Walnut Grove Homes Association

RL:cjp

Please Note: The Board Dinner scheduled for Mon March 18  
is being postponed. There will however be a  
meeting Mon. March 18 at 7:30 PM, Security Savings

WALNUT GROVE HOMES ASSOCIATION, Inc.

BOARD MEETING

Minutes

February 18, 1985

PRESENT: M. Kilton, R. Lambrecht, 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 Denny's Restaurant, Gammon Road.

2. Secretary's Report

The minutes were approved as read.

3. Neighborhood Watch

Officer Gary Smith presented to the Board a very organized and structured Neighborhood Watch Program for the Board to consider for endorsement. A motion was made to support and encourage the concept of a Neighborhood Watch Program by the Madison City Police Department. Motion passed. It was suggested to invite Officer Smith to the Block Captain party this spring.

4. Treasurer's Report

Approved as presented. Marv brought up as an item of interest, liens filed by WGHA on the property purchased by Dan Lieske from R. Haase (N. Westfield Road). Atty. J. Wexler has looked into it and can't explain why it didn't show up on the title search. Lieske's have been notified. Re: R. Haase property claims are proceeding .. the saga continues. It appears the WGHA is not eligible for sales tax exemption.

5. Election of Officers

The following Board members were elected to serve as officers:

President	Clinton Solberg
Vice President	John Pinto
Treasurer	Marvin Kilton
Secretary	Randy Lambrecht

Committee Chairperson appointments remained the same for the coming year.

6. Architectural Control Committee

A notice has been sent regarding the existence of the satellite dish informing the owners it must be removed by April 1, 1985.



7. Greenways and Maintenance

The majority of responses to the planned greenway questionnaire supported a planned improvement project.

No changes are anticipated for the coming summer in greenway maintenance and care.

8. Block Captains & Communications

Re: Directory. Four hundred copies will be printed for distribution.

A deadline of March 1 has been set for items to be given to Marge for the Newsletter. Items include the Annual Meeting minutes and Neighborhood Watch information, etc.

A get-together for Block Captains in recognition of their work throughout the year is being planned. J. Pinto will look into possible dates and a meeting place. Refreshments and desserts are being planned.

9. Government Relations

No new business to report.

10. Park & Social

No report.

11. President's Report

The Board get-together is tentatively planned for Monday, March 18, 1985. President Solberg extended an invitation to meet at his home prior to dinner at 7:30 p.m. The Board members will briefly meet before dinner. J. Pinto will look into restaurant reservations.

12. Old Business

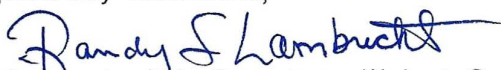
None.

13. New Business

J. Pinto will address the issue of property taxes in the Newsletter explaining that the Board didn't feel it appropriate to take a position either way regarding freezing the City taxes for 1986 at the 1985 level. The article will encourage people to express their concern.

14. Adjournment. Meeting adjourned at 9:30 p.m.

Respectfully submitted,



Randy Lambrecht, Secretary, Walnut Grove Homes Association





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

## TREASURER'S REPORT

January 1 - 31, 1985

### NOW ACCOUNT

Balance December 31, 1984

\$ 189.74

#### Income

January 22	Transfer from First Wisconsin Money Market Fund	\$ 500.00
January 28	Transfer from Blunt, Ellis & Loewi	1,000.00
January 28	Dues from Dunkin-Brink	72.50
January 31	Interest NOW account	1.53
		<u>\$1,574.03</u>

#### Expenses

January 3	Stamps - Annual meeting	\$ 60.00
January 5	Odana Press - Annual meeting letter	9.95
January 11	Bank charge - deposit slips	2.60
January 17	Odana Press - Annual meeting report	59.38
January 21	Mailing labels	7.72
January 21	Typing - Parpart	100.00
January 25	Odana Press - Directory	43.13
January 24	Heritage Insurance premium	165.44
January 24	MG&E	136.75
January 26	Charles Larson - Snow removal	22.00
January 26	Wayne Larson - annual meeting	21.13
		<u>\$ 628.10</u>

Balance January 31, 1985

\$1,135.67

### OTHER ASSETS

Money Market Fund - First Wisconsin

December 31 balance

\$3,054.51

#### Income

January 31 Interest \$ 19.43

#### Expenses

January 31 Transfer to NOW account \$ -500.00

Balance January 31, 1985

\$2,573.94

Money Market Fund - Blunt, Ellis, Loewi

December 31 Balance

\$11,081.00

January 16 Dividend

74.00

January 23 Transfer to First WI NOW Account -1,000.00

Balance January 31, 1985

\$10,155.00

WALNUT GROVE HOMES ASSOCIATION, Inc.  
BOARD MEETING  
Minutes  
March 18, 1985

PRESENT: L. Bugge, M. Conklin, M. Kilton, R. Lambrecht, J. Lohrentz, J. Pinto,  
D. Sisson

I. Call to Order

The meeting of the Walnut Grove Board was brought to order by Vice President J. Pinto at 7:30 p.m. at First Wisconsin.

2. Secretary's Report

The secretary's report was approved as read.

3. Treasurer's Report

The treasurer's report was approved as presented. NOTE: The WGHA Board authorized payment for postage of an announcement for an informational meeting on the tax freeze referendum.

4. ACC

Official notification was sent to Mr. Pete Thacker requesting removal of the satellite dish by April 1, 1985.

Mr. Eugene Prine is pursuing the proposal presented last year regarding re-zoning and development of his property. The ACC will discuss this matter again at their next meeting.

5. Greenways & Maintenance

No report.

6. Block Captains/Communications

A block captain meeting is planned for Wednesday, April 17, 1985 at 7:00 p.m. at the Madison Christian Community Church, Old Sauk Road.

The Walnut Grove Directory and New Homeowners package are completed and have been distributed to the Block Captains.

7. Government Relations

Nothing to report.

8. Park & Social

Dick Sisson reported on the Sweetheart Banquet. It was successful even though there was a lower than expected turnout. It appears that there is interest for it to continue next year.

Reservations for the Board dinner have been made for 7:30 p.m., April 15, 1985. A get-together and Board meeting at the Solberg home at 6:00 p.m. will precede the dinner.

9. President's Message

Attorney James Spiegel has asked the Board to accept his resignation as legal counsel to the Board. Discussion as to whether the Board should seek new legal counsel was postponed to the next meeting.

10. New Business

Complaints were received concerning the parking of a semi-tractor intermittently along Colony Drive. The Board felt that this was outside of our directive and that a City agency (Police Department) should be contacted.

11. Old Business

None.

12. Adjournment

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

Respectfully submitted,



Randall S. Lambrecht  
Secretary, WGH

NEXT BOARD MEETING AT 6:00 p.m., C. SOLBERG HOME, OXWOOD CIRCLE. APRIL 15, 1985.





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

## TREASURER'S REPORT

February 1 - 28, 1985

### NOW ACCOUNT

Balance January 31, 1985

\$1,135.67

#### Income

February 2	Dues - 72 lots	\$1,715.00
February 12	Dues - 77 lots	2,652.50
February 16	Dues - 31 lots	980.00
February 26	Dues - 31 lots	1,032.50
February 28	Interest on NOW Account	11.98
		<u>\$6,391.98</u>

#### Expenses

February 16	Transfer to Money Market Fund	\$5,000.00
February 18	Cathy Parpart - Typing	25.00
February 18	Clint Soldberg	1.58
February 23	MG&E	119.70
February 26	Heritage Insurance	191.66
		<u>\$5,337.94</u>

Balance February 28, 1985

\$2,189.71

### OTHER ASSETS

Money Market Fund - First Wisconsin  
January 31, 1985 balance

\$2,573.94

#### Income

February 16	Transfer from NOW Account	\$5,000.00
February 28	Interest	26.47
Balance February 18, 1985		<u>\$7,600.41</u>

Money Market Fund - Blunt, Ellis, Loewi

January 31 Balance

\$10,155.00

January 19 Dividend

69.00

Balance February 28, 1985

\$10,224.00

WALNUT GROVE HOMES ASSOCIATION, INC.  
BOARD MEETING  
MINUTES  
April 15, 1985

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

1. Call to Order

The meeting of the WGHA Board was called to Order by President Solberg at 6:35 P.M. at the Solberg Home.

2. Secretary's Report

The Secretary's report was approved as read.

3. Treasurer's Report

The Treasurer's report was approved as Presented.  
RE: Annual dues Payments to date. Twenty lots (not including the Haase properties) are uncollected. Board members agreed to contact those homeowners who are delinquent with their Payment prior to the sending of a third notice.

The Valentines Party was subsidized by the WGHA in the amount of \$88.

4. Architectural Control Committee

Actions:

A Porch was approved at the Leigh residence (18 Harwood Circle).

The ACC has decided to not approve a request submitted by Eugene Prine which would allow / ~~recomend~~ re-zoning of his property for the development of condominium units. This decision was based on input from surrounding neighbors obtained at a special meetin and also the unanimous defeat of a motion made before the Board at a special meeting called on April 3, 1985. The motion was made to approve the proposal as recomended and Presented by E. Prine (5 NO, 0 YES).

J. Pinto stated that discussion with Atty. Jim Spiegel indicated that the homes along Gammon Road may have been granted exemption from certain restrictions. He will follow up on this.

5. Block Captains / Communications

M. Conklin reminded the Board of the Block Captains meeting at the Community Christian Church on April 17 at 7:00 P.M.

K. Orr suggested that the neighborhood have a garage sale together on a specified weekend but out of your own garage. Marge agreed to look into this for next year.

M. Conklin asked for items for the newsletter.

6. Government Relations.

No Report

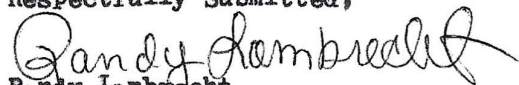
7. Park & Social

It was recommended that the group try to keep the 7:30 PM reservation at the Boars Head.

8. Adjournment

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,



Randy Lambrecht  
Secretary, WCHA

P.S. Deletion of President's Report.

President Solberg checked with the City regarding the parking of a semi-tractor & trailer on residential street. A City Ordinance does not allow for even the transient parking in a residential area. C. Solberg offered to draft a letter to the homeowner advising them of this ordinance.



WALNUT GROVE HOMES ASSOCIATION, INC.  
BOARD MEETING MINUTES  
MAY 20, 1985

Present: M.Conklin, R. Lambrecht, W. Larson, C.Solberg, J. Pinto

1. Call to Order

The meeting of the WGHA Board was called to order by President Solberg at 7:35 PM at First Wisconsin Bank.

2. Secretarys' Report

Report approved as presented with one correction. The last sentence under "Presidents Report" should read - "President Solberg will consider discussing this problem with the homeowner after hearing from other neighbors."

3. Treasurers' Report

Approved as presented by C. Solberg in M. Kiltons absence.

4. Special Discussion

A WGHA homeowner was present to discuss her concern over the parking of a semi-tractor on Colony Drive. The homeowner asked that the Board contact the neighbor whose son apparently owns the tractor and visits his family periodically, parking the tractor on the residential street. Pres. Solberg asked that if there are other neighbors who have similair concerns to contact one of the Board members in the next few days.

5. Delinquent Dues Payments

A motion to file liens at the discretion of the Treasurer, on homes which are delinquent in annual dues payments was made by C. Soberg. Motion passed .

6. ACC Report

J. Pinto reported that no exemptions regarding homes along Gammon Rd. had been found as indicated that they may have existed at last months Meeting. If the satellite dish is not removed by June 1, the ACC will meet to consider what necessary legal action should be taken. The Board authorized the ACC to take any legal action it felt necessary to effect removal of the dish in question. Motion seconded and passed.

J. Pinto agreed to look into the dog cage/kennel erected in the yard of a home on Whitacre Rd.

7. Greenways and Maintenance

The homeowner at 7218 Colony Drive expressed concern regarding the length of grass along the greenway paths and also requested added landscaping for this area. W. Larson noted that the budget included six mowings of that area this year.

W. Larson also noted that the wooded paths may need some trimming this summer.

8. Block Captains / Communications

The Newsletter will be out in the next few weeks.

Re- Neighborhood Garage Sale ; Several neighbors have expressed interest in a neighborhood garage sale for the fall. More information will follow.

9. Government Relations

No Report

10. Park and Social

The WGHA annual picnic is scheduled for the Sunday after Labor Day.

11. Presidents Report


Developer A. Haens would like to change some of the lots in the Sauk Creek Development at the Farmington way - Old Sauk Rd. intersection from single family to duplexes. This would require a zoning change for 3 or 4 lots. The Board decided to have no opinion on the proposed change.

A motion to purchase up to 12 inscribers for the neighborhood Watch Program was made. Motion seconded and passed.

12. Adjournment

The meeting was adjourned at 9:15 PM.

Respectfully submitted,

  
Randy Lambrecht  
Secretary, WGHA

NEXT MEETING: JUNE 17, 1985, 7:30 PM-  
First Wisconsin Bank .



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

## TREASURER'S REPORT

March 1 - 31, 1985

### NOW ACCOUNT

Balance February 28, 1985

\$2,189.71

#### Income

March 1	Valentine Dinners	\$ 510.00
March 2	Dues, 20 Lots	700.00
March 11	Dues, 18 Lots	612.50
March 16	Dues, 16 Lots	546.00
March 23	Dues, 7 Lots	263.90
March 30	Dues, 7 Lots	245.70
March 29	Interest, NOW Account	14.14
		<u>\$2,892.24</u>

#### Expenses

February 26	Madison Christian Community	\$ 75.00
February 28	Valentine Dinners	598.68
March 1	Odana Press - Envelopes	21.49
March 2	Marge Conklin - Welcome Kits	30.59
March 9	Clifton Gunderson - Processing Dues	359.00
March 9	Charles Larson - Snow Removal	54.00
March 11	U.S. Postmaster - Stamps	13.20
March 23	MG&E	113.29
March 29	Clint Solberg - Odana Press	8.98
March 29	Odana Press - Membership Director	313.33
		<u>\$1,587.57</u>

Balance March 31, 1985

\$3,494.39

### OTHER ASSETS

Money Market Fund - First Wisconsin  
February 28, 1985 balance

\$7,600.41

#### Income

March 29 Interest  
Balance March 31, 1985

51.56

\$7,651.97

Money Market Fund - Blunt, Ellis, Loewi  
February 28 Balance  
March 18 Dividend  
Balance March 31, 1985

\$10,244.00  
60.00  
\$10,284.00



WALNUT GROVE HOMES ASSOCIATION, INC.  
BOARD MEETING  
June 17, 1985

MINUTES

PRESENT: L. Bugge, M. Kilton, R. Lambrecht, J. Lohrentz, J. Pinto, C. Solberg

1. Call to Order

The meeting was called to order by President Solberg at 7:35 p.m. at the First Wisconsin Bank-Madison.

2. Secretary's Report

The Minutes of the May 20, 1985 meeting were approved as recorded with one correction. The correct spelling of real estate developer of Sauk Creek is Anthony Haen.

3. Treasurer's Report

The monthly financial statement was approved as presented.

M. Kilton reported on liens filed as a result of non-payment of Association dues. The properties on which liens have been filed include:

W. Wiggins	7313 Farmington Way
R. Hass	7122 Farmington Way
D. Schultz	(2 properties) 7400 block, Whitacre Road
A. Kistler	7010 Colony Drive

M. Kilton also noted that three Haase properties have been sold, leaving 11 other properties in various stages of foreclosure.

M. Kilton also reported on the current insurance policies held by WGHA. There are two policies for which the Association is covered under. The cost for the basic policy increased by \$78 (\$275 to \$353) and the umbrella policy premium is expected to increase by at least \$150 (\$250 to \$400) under a different insurer. The Board felt that WGHA should retain one million dollars of insurance and should check costs with other agencies. John Pinto agreed to look into other insurance plans and report back to the Board next month. In the interim, it was noted that the current policies are still in effect.

4. ACC

J. Pinto reported on activities of the ACC.

<u>PROPOSED</u>	<u>PROPERTY</u>	<u>ACTION</u>
Screen Porch	Lot 170 - Henderson	Approved
Screen Porch	Lot 228 - Schwier	Approved

It was noted that the City has once again issued a building permit for a deck without routing the proposal through the ACC. J. Pinto will notify the City, and possibly also Alderman Trachtenberg, of the City's repeated need for reminding.

Regarding the dog run on Whitacre Road, the owner and renters have been contacted and notified of the violation of ACC guidelines and have been requested by the ACC to remove the dog run or file for a building permit by Wednesday, June 20, 1985.

The antenna dish is to be removed by June 24, 1985.

A complaint was received about maintenance of another neighbor's property at 6 Colony Circle. It was suggested by the complainor that some of the plantings at this property were killed by spraying of greenway paths two years ago. After reviewing the area, the ACC and Greenway Committee felt that the plantings were too far removed from the walkway to have been affected by the walkway treatment. A letter to the concerned party and the owner of the property addressing this problem and other general maintenance problems will be drafted by President Solberg.

5. Greenways and Maintenance

The cutting down of a large tree which poses a threat to safety will be discussed with Wayne.

6. Block Captains and Communications

R. Lambrecht suggested that the four newsletters which are distributed throughout the year be at designated pre-set dates so as to include timely articles and reminders which address seasonal events, activities and problems which may be circumvented in advance. Innovative ideas for public relations in the neighborhood will be discussed at the July meeting.

7. Government Relations

J. Lohrentz will contact the City about traffic counts in the area.

8. Park and Social

No report.

9. President's Report

The owners of the semi-tractor parked periodically on Colony Drive have been informed of the violation of the City ordinance. President Solberg

will seek verification of the ordinance. C. Solberg will also ask Attorney J. Wexler to give her legal interpretation and opinion of the WGHA covenant regarding the parking of a semi-tractor on the driveway of a home within Walnut Grove. Also, it will be sought whether the WGHA covenant extends to recreational vehicles and equipment on a residential street.

A motion to ask Attorney J. Wexler to provide legal counsel for the WGHA on an as-needed basis was made by R. Lambrecht. Motion seconded and passed. M. Kilton will contact Janice.

A policy was discussed regarding the initiation of action by the Board regarding violations of the WGHA covenant. It was generally felt that if Board members did not take the initiative to correct a violation, even if no complaints had been registered with the Board, it may be setting unwanted precedence within the neighborhood and not a fair practice. The Board may be obligated to initiate enforcement of the covenant for the betterment of the neighborhood. On the other hand, a violation of City ordinance should generally be made to the respective City agency by the complainor. Further discussion and action will be postponed after reviewing the By-Laws and charge of the Board.

#### 10. New Business

A motion to send a congratulatory letter to Andy North for winning the U.S. Open was made by C. Solberg. Motion passed unanimously.

#### 11. Adjournment

The meeting was adjourned at 9:25 p.m.

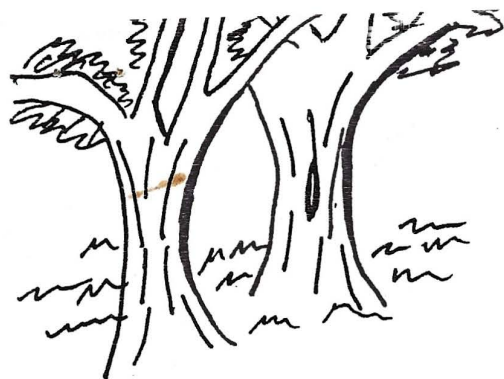
Respectfully submitted,



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

**NEXT MEETING: JULY 15, 1985, 7:30 p.m.**





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

## TREASURER'S REPORT

May 1 - 31, 1985

### NOW ACCOUNT

Balance April 30, 1985

\$3,990.29

### Income

May 6	Dues, 4 Lots	\$ 140.00
May 11	Dues, 3 Lots	105.35
May 18	Dues, 8 Lots	330.70
May 31	Dues, 1 Lot	35.35
May 31	Interest, NOW Account	17.84
		<u>\$ 629.24</u>

### Expenses

May 6	The Bladers - Grass Cutting	\$ 105.00
May 10	Clifton, Gunderson - dues billing	166.00
May 20	MG&E	101.10
May 18	Donna Bowman -Greenhaven Circle	68.90
May 18	Michailis, Willman, Umbrella Policy	300.00
May 20	Bladers - Grass Cutting	280.00
May 30	Dorn Hardware - 4 Engraving Tools	41.54
		<u>\$1,062.54</u>

Balance May 31, 1985

\$3,556.99

### OTHER ASSETS

Money Market Fund - First Wisconsin

April 30, 1985 balance

\$7,700.84

May 31 Interest

49.29

Balance April 30, 1985

\$7,750.13

Money Market Fund - Blunt, Ellis, Loewi

April 30 Balance

\$10,353.00

May 16 Dividend

68.00

Balance May 31, 1985

\$10,421.00

WALNUT GROVE HOMES ASSOCIATION  
BOARD MEETING  
JULY 15, 1985

MINUTES

PRESENT: L.BUGGE, M.CONKLIN, M.KILTON, R.LAMBRECHT, W.LARSON, J.LOHRENTZ  
J.PINTO, D.SISSON, C.SOLBERG

1 CALL TO ORDER

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT PINTO AT 7:30 PM AT THE FIRST WISCONSIN BANK OF MADISON, GAMMON PLACE.

2 SECRETARY'S REPORT

THE MINUTES OF THE JUNE 17, 1985 MEETING APPROVED AS RECORDED.

3 TREASURERS REPORT

THE TREASURERS REPORT AND FINANCIAL STATEMENT WERE APPROVED AS PRESENTED BY M.KILTON.

4 ARCHITECTURAL CONTROL COMMITTEE

THE ACC APPROVED A PORCH ON THE ARNESON PROPERTY, 7206 FARMINGTON WAY.

REGARDING THE DISCUSSION LAST MONTH OF THE DOG RUN, THE OWNERS HAVE APPLIED FOR A BUILDING PERMIT ALTHOUGH THE DOG RUN IS ALREADY IN PLACE. THE ACC HAS REQUESTED THAT THE OWNER MOVE THE RUN WITHIN THE 4 INCHES MAXIMUM LIMIT FROM THE HOUSE AS REQUIRED AND PROVIDE NECESSARY SHRUBS FOR SCREENING. THE 5 FOOT MAXIMUM FENCE HEIGHT HAS BEEN WAIVED IN THIS CASE.

J.PINTO CONTACTED ALD. TRACHTENBERG ABOUT THE CITY ISSUING BUILDING PERMITS WITHOUT ACC REVIEW. ALD. TRACHTENBERG HAS WRITTEN TO THE CITY ZONING ORDINANCE DEPT. AND BOTH HAVE ASSURED THE BOARD THAT NOW EVERYTHING IS COMPUTERIZED AND SHOULD NOT BE A PROBLEM IN THE FUTURE.

A MOTION TO CONTINUE THE CURRENT INSURANCE POLICIES (THE BASIC AND THE UMBRELLA PLANS) UNDER THE PRESENT INSURER WAS MADE. MOTION PASSED. THE ANNUAL COST FOR THE TWO POLICIES WILL BE APPROXIMATELY \$750.00.

5 GREENWAYS AND MAINTENANCE

THE TREE AS DISCUSSED IN LAST MONTHS REPORT HAS BEEN TRIMMED. APPROXIMATELY THREE MORE MOWINGS ARE ANTICIPATED THIS YEAR.

6 COMMUNICATIONS AND BLOCK CAPTAINS

AN ALTERNATE PLAN FOR NEWSLETTER PUBLICATION AND DISTRIBUTION WAS DISCUSSED. L.BUGGE WAS ASKED TO SCRIBE FOR THE AUGUST NEWSLETTER AND TO GIVE SOME THOUGHT TO FUTURE NEWSLETTERS. J.PINTO WILL SEEK INFORMATION ABOUT NONPROFIT MAILING PERMITS FOR FUTURE NEWSLETTERS.

IT WAS SUGGESTED THAT THE SEPTEMBER BOARD MEETING INCLUDE AN INVITATION TO ALL BLOCK CAPTAINS TO DISCUSS AN AGENDA OF ITEMS APPROPRIATE TO THEIR RESPONSIBILITIES.

7 PARK AND SOCIAL

THE ANNUAL PICNIC IS SCHEDULED FOR SEPTEMBER 8, 1985. FOOD, PICNIC TABLES, ETC. HAVE BEEN ARRANGED OR ARE IN THE PROCESS OF BEING TAKEN CARE OF. A MOTION TO ACCEPT GAYLORDS CATERERS WITH THE MENU AS EXPLAINED BY DICK AND THE COST TO BE \$4.00/ADULT, \$3.25/CHILD, WITH THE WGHA SUBSIDIZING \$1 PER ADULT AND \$1.25 PER CHILD FOR THE MEAL WAS MADE. MOTION SECONDED AND PASSED. BEER AND SODA WILL AGAIN BE FURNISHED THIS YEAR.

8 PRESIDENTS REPORT

ATTY. J. WEXLER HAS AGREED TO SERVE AS LEGAL COUNSEL FOR THE WGHA ON AN AS-NEEDED BASIS. THE HOURLY RATE HAS BEEN DECIDED AT \$65.00/HR.

9 OLD BUSINESS

NONE

10 NEW BUSINESS

NONE

11 ADJOURNMENT

THE MEETING WAS ADJOURNED AT 9:30 PM.

RESPECTFULLY SUBMITTED,

  
RANDALL S. LAMBRECHT  
SECRETARY, WGHA

NEXT MEETING: AUGUST 19, 1985, SAME PLACE, SAME TIME.



Walnut Groves Homes Association  
Board Meeting Minutes  
August 19, 1985

PRESENT: L.Bugge, M.Kilton, R.Lambrecht, W.Larson, J.Pinto,  
C.Ray, J.Lohrentz

1. CALL TO ORDER:

The meeting was called to order by Vice President J.Pinto at 7:35 PM at the First WI Bank of Madison, Gammon Place.

2. SECRETARYS' REPORT

The Minutes of the July 15, 1985 meeting were approved with one correction. With regard to the ACC report, the owners of the dog run did not apply for a building permit and the ACC recommended the run be moved within the 6 inch maximum distance from the house.

3. TREASURERS' REPORT

The treasurers report and financial statement were approved as presented by M.Kilton.

4. SPECIAL ORDER OF BUSINESS

Carol Ray presented a list of over 30 homeowners in Walnut Grove who feel there are problems that need to be addressed that affect the WGHA area. These include, the general condition of the park, vandalism and speeding on Westfield Road to mention a few. Carol also suggested a few solutions which may be appropriate in solving some of these problems.

The Board recommended that a meeting be arranged with Alderman Trachtenberg, members of the police and parks departments and homeowners within Walnut Grove. A motion to authorize such a meeting and for WGHA to pay for printed materials needed to notify homeowners was made. Motion seconded and passed. Carol agreed to organize the meeting for September.

5. ARCHITECTURAL CONTROL COMMITTEE

The only action reported by J.Pinto was the approval of a deck at 301 Oldfield Road (Schilling) and a patio-porch at the Waterbee residence, 7306 Whitacre Road.

J.Pinto also agreed to discuss with Pres. Solberg the general condition of the Lieske property on Westfield Rd. and also the upkeep of the vacant lots. The matter of the boat parked on the E.Prine property will also be discussed with Clint.

6. GREENWAY COMMITTEE



W.Larson reported that a light may need to be replaced along one of the walkways. Larson also suggested that the paths may need resurfacing soon.

7. GOVERNMENT RELATIONS

J.Lohrentz presented traffic counts done over the past few years in the WG area. At this time it appears that no intersections warrant new traffic lights.

8. COMMUNICATIONS AND BLOCK CAPTAINS

L.Bugge presented a summary of the Board Meetings and actions over the past seven months. The summary is intended to be distributed to homeowners and bring them up to date with regard to the Boards actions and discussions.

9. PARK AND SOCIAL

No Report.

10. OLD BUSINESS

NONE

11. NEW BUSINESS

NONE

12. ADJOURNMENT

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Randy Lambrecht  
Secretary, WGHA

NEXT MEETING: SEPTEMBER 16, 1985. 7:30 PM. FIRST  
WISCONSIN BANK.

WALNUT GROVE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES

SEPTEMBER 16, 1985

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

1. CALL TO ORDER

The meeting was called to order by President Solberg at 7:35 PM at the First WI Bank of Madison.

2. SECRETARYS' REPORT

The minutes of the August 19, 1985 meeting were approved as recorded with the correct spelling of Wartinbee under the ACC report.

3. TREASURERS' REPORT

The Treasurers' report was approved as presented by M.Kilton. Pres. Solberg asked M.Kilton to check on possible back liens due the Assoc. from a home recently sold at 406 N. Westfield Road.

Atty. J. Wexler has forwarded a copy of foreclosure papers on the Kissler property on Colony Drive to M. Kilton.

4. ARCHITECTURAL CONTROL COMMITTEE

J. Pinto reported that a submitted request for approval of a TV antenna did not fall under ACC review and thus did not need approval. Approval was granted to Krzos (Rye Circle) for a patio-porch.

Mr. E. Prine has agreed to remove his boat from the front of his property. Another homeowner with a boat stored on the side of his home outside of the garage will be asked to move it to a proper storage area. W. Larson agreed to contact the homeowner.

J. Pinto agreed to draft a letter to vacant lot owners reminding them of their responsibility to maintain the lots and sidewalks year-round. The Board agreed to review policy and possible corrective action in the spring regarding homeowners and lot owners who fail to maintain their property.

The issue regarding the semi-truck parked in the neighborhood on occasion appears resolved.

5. REPORT ON THE WGHA SPECIAL MEETING

C. Ray reported on the special meeting organized to discuss problems confronting the WG area. She noted that the Church of the Living Christ returned the \$10 meeting room user-fee noting that they felt it was a community service that they wanted to provide. R. Lambrecht will write a letter to Eugene Simon thanking him for this gesture.

Several steps were decided upon to be taken as possible solutions to the current problems confronting WG:

1) An article in the WGHA newsletter regarding the problems and the meeting with City officials that took place.

2) Police will monitor speed of cars on Westfield Road with radar on a rotating basis.

3) A petition is being passed around and will be sent to Mayor Sensenbrenner asking for funding in the 1986-87 City Budget to provide for adequate lighting of the Walnut Grove Park. The Tamarack community may also be asked to participate in this petition.

4) Neighbors are being asked to call the police when there is misuse or after hours use of the park.

5) A 4-way Stop will be placed at the intersection of Farmington Way and Westfield Road on an experimental basis.

6) A sign stating the park is closed after 10:00 PM will be placed at the entrance to the park.

D. Sisson made the following motion: I move that the WGHA Board of Directors go on record as to encourage and support the lighting of the pathways and shelterhouse in the Walnut Grove Park at the expense of the City of Madison. Motion seconded and passed. Pres. Solberg will draft a letter to the Mayor regarding this motion.

Pres. Solberg also agreed to seek advice from the City Traffic Engineering Dept. on the efficacy of a 4-way traffic stop sign at the above mentioned intersection in slowing traffic speed on Westfield Road.

#### 5. GREENWAY COMMITTEE

W.Larson suggested that the Board consider increasing the number of mowings from 6 to 10 mowings per year beginning next year.

The delapidated benches along the greenway paths will be removed.

No long-range landscape plans for the greenway areas have been formulated to date. Regarding the proposal to have a landscaped sign/s identifying the Walnut Grove area, D. Sisson & J. Pinto will contact a landscape Co. for ideas.

#### 6. BLOCK CAPTAINS/ COMMUNICATIONS

M. Conklin reported that the newsletter will be out next week.

Nonprofit mailing status for mailing newsletters is not applicable to WGHA.

A block captain meeting will be arranged for Tuesday October 15, 1985 at M. Conklins home. Marge will organize the meeting.

7. GOVERNMENT RELATIONS

No report.

8. PARK AND SOCIAL

D. Sisson reported on the WG Annual Picnic. There were 178 people served ie. 106 adults, 62 kids. The bill from Gaylords Caterers was \$462 and from A to Z Rental \$ 168. It was noted that Gaylords' Caterers did a superb job of catering the meal and is recommended for next year. Two volleyball sets would also be better than one. It is also recommended that the sunday before City schools begin classes would be a better date for the picnic.

9. PRESIDENTS' REPORT

None

10. OLD /NEW BUSINESS

None

11. ADJOURNMENT

The meeting was adjourned at 9:32 PM.

Respectfully submitted,



Randy S. Lambrecht  
Secretary, WGHA

NEXT MEETING OCTOBER 21, 1985, 7:00 PM FIRST WI BANK OF MADISON!



The Walnut Grove Homes Association, Inc.

Minutes of the board of directors meeting, October 21, 1985

President Solberg convened the meeting at 8:30 PM at First Wisconsin Bank, 402 Gammon Place.

Present were, Bugge, Kilton, Lohrentz, Pinto and Solberg. Guests present were Carol Ray and Don Stenbroten

Treasurer's report was approved as presented. Kilton reported that attorney Janice Wexler would not be able to represent us from December 6, to March of 1986. On her recommendation the Board decided to use W. Dan Bell, Jr., until her return. Kilton also clarified that the dues from 406 N. Westfield Rd. were received on June 6, 1985.

Secretary's report was accepted as presented with the following corrections: Under item 5, WGHA special meeting, item 5 should read a 2-way sign will be placed at the intersection of Farmington and Westfield. Under item 8, park & social, the Gaylord bill was \$714.

Architectural Control Committee: No report

Greenways: No report

Governmental relations: Lohrentz consulted Joel Peterson at city planning about the property just North of us at Gammon and Old Sauk. There were no proposals to develop the property as of now.

Park & Social: No report

Block Captains & Communication: Solberg talked about the block captains' meeting held on October 15 at the home of Marge Conklin. In attendance were 11 block captains. Also represented were 2 additional blocks. The meeting endorsed the block captain system. Interest was expressed in the neighborhood watch program.

President's report: Nothing specific.

Old business: None

New business: The board decided to congratulate Sandra Kromenaker on her \$5000 scholarship from Adolph Coors Company of Golden Colorado. Don Stenbroten wants to purchase the house at 510 N. Gammon Rd., Lot 64 and turn it into a group home for the elderly. He needs to change the zoning to do this. The board decided to sponsor a meeting with neighbors, Alderman Tractenburg and Mr. Stenbroten on November 4. Time 7:30 PM. Place be determined.

Meeting adjourned at 9:15 PM

Respectfully submitted  
John S. Pinto  
Acting secretary

WALNUT GROVE HOMES ASSOC.  
BOARD OF DIRECTORS MEETING  
MINUTES, NOV.18, 1985

PRESENT: C. Solberg, J. Pinto, R. Sisson, M. Conklin,  
W. Larson

1 CALL TO ORDER

President Solberg conveyed the meeting at 7:35 PM  
at First WI Natl Bank.

2 SECRETARYS REPORT

The minutes of the October meeting were approved as  
recorded by J. Pinto.

3 TREASURERS REPORT

The treasurers report was approved as prepared by  
M. Kilton. A general discussion regarding next years  
budget followed. Included in the discussion was the  
suggestion of one years dues as reserve and the need for

major pathway maintenance.

4 ARCHITECTURAL CONTROL COMMITTEE

No report

5 GREENWAY COMMITTEE

Snow shoveling will occur at pathway-sidewalk junctions. The  
Committees' annual report will include greenway landscaping  
survey results.(Larson)

6 COMMUNICATIONS/BLOCK CAPTAINS

Updates are planned for the 1986 WGHA directory.  
The Newsletter also needs to be published in December.(Conklin)

7 PARK AND SOCIAL

Consideration of a winter activity for February is proceeding and further discussion will continue about this and other events.(Sisson)

8 OTHER BUSINESS (Solberg)

1. The camper on Westfield Road will be moved when the ground is frozen.
2. The meeting concerning the group home was held with 15-20 neighbors attending plus Ald. Trachtenberg and Supvr. Ann Nevaisser and Mike Peters. The following motion was passed:

The WGHA Board accepts the proposal for the CBRF group home at 510 Gammon Rd. This home will accomodate eight residents with infimities of aging, ages over 50, class A or B.

3. A group home location for 4 physically handicapped people has been proposed for the Wexford Village subdivision.

9 NEW BUSINESS (Solberg)

Five current Board members have terms expiring in January, 1986.

Sincerely,

Wayne Larson  
Acting Recorder

WALNUT GROVE HOMES ASSOC.  
BOARD OF DIRECTORS MEETING  
MINUTES, DECEMBER 16, 1985

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

1 CALL TO ORDER

President Solberg conveyed the meeting at 7:35 PM  
at First WI Natl Bank of Madison, Gammon Place.

2 SECRETARYS REPORT

The minutes of the October meeting were approved as  
recorded by R. Lambrecht.

3 TREASURERS REPORT

The treasurers report was approved as prepared by  
M. Kilton.

4 GREENWAY AND MAINTENANCE COMMITTEE

NO REPORT

5 COMMUNICATIONS AND BLOCK CAPTAINS

M. Conklin will be distributing the WGHA newsletter  
this month.

6 GOVERNMENT RELATIONS

NO REPORT

7 PARK AND SOCIAL

NO REPORT

8 ANNUAL MEETING PREPARATION

Board members whose terms are up at the end of this year  
include, L. Bugge, D. Sisson, J. Lohrentz, J. Pinto and  
C. Solberg. L. Bugge and J. Lohrentz have indicated their  
willingness to be nominated for another term. M. Conklin  
has decided to resign the one year left on her term.

A motion was made (Pinto) to establish the annual meeting  
for Saturday January 25, 1986 at 10 AM at the Madison  
Christian Community Church - Old Sauk Road. Motion seconded  
and passed. R.Lambrecht will reserve the facility for that day.



M.Kilton presented the proposed 1986 budget plan:

	1985 (est)	1986
income	\$12,770	\$13,000
expenses	\$9,800	\$10,800
profit	\$2,970	\$2,200

ASSETS: 1984- \$14325      1985- \$17300      1986- \$19500

NOTE: W.Larson submitted a budget of \$4540 for greenway maintenance. In addition pathway repair will cost approximately \$11000. This would leave \$8500 in 1986 for assets.

A motion to keep the 1986 dues assessment at \$35 per lot was made (Kilton). Motion seconded and passed unanimously.

9 PRESIDENTS REPORT

Alderman Trachtenberg has informed the Board by letter of a proposal for R1 single family homes to be constructed on the land bordered by Gammon and the old - Old Sauk Roads (Foxboro addition). Adjacent WGHA homeowners will be notified. Pres. Solberg asked J.Lohrentz to inform abutting lot owners and to set up a meeting with the developer. It will also have to be determined whether WGHA has any jurisdiction over this area. Jack will contact Atty. Dan Bell.

10 OLD BUSINESS

A motion to adopt as Board policy no furnishing of information of the WGHA to outside interest groups without prior approval of the Board. Motion passed.

11 NEW BUSINESS

NONE

12 ADJOURNMENT

The meeting was adjourned at 9:20 PM.

Respectfully submitted,

Randall S. Lambrecht

Please Note : The annual meeting date had to be changed to Saturday  
January 18, 1986.