

WALNUT GROVE HOMES ASSOCIATION
ANNUAL MEETING
MINUTES
JANUARY 18, 1986

The 1986 Annual Meeting of the Walnut Grove Homes Association (WGHA) was called to order by President Solberg at 10:15 AM at the Madison Christian Community Church. Thirty-three Lot owners were present and 11 represented by proxy. A quorum was established.

The 1985 Annual Meeting Minutes were approved as read by Secretary Lambrecht with corrections of the names of the incumbent members re-elected to the Board of Directors in 1985.

Pres. Solberg presented the Associations Financial Report and Statements in the absence of Treasurer Marv Kilton. A motion was made to accept the Report and to approve the 1986 Proposed Budget as presented (Pinto). Motion seconded and passed unanimously.

A report from each of the Association's Committees followed. Each Committee Chairperson described the responsibilities of their Committee and summarized the activities for the past year.

Nominations were then held to fill five two-year positions and one one-year position on the Board of Directors. Six Nominations were offered and accepted. The nominees included; Jack Lohrentz (incumbent), Larry Bugge (incumbent), Dan Andersen, Priscilla Storch, Darlene Danninger and Dale Fenley. Mr. Fenley was nominated for a one year term as a result of the resignation of Marge Conklin. Nominations were closed and a motion to cast a unanimous ballot was made (Pinto). Motion was seconded and passed.

A special presentation was made by Mike Nagy from the Madison Traffic Engineering Dept. He explained that work will begin on the Middleton (north) section of Gammon Road this May or June and continue through the fall forcing the closing of that section of the road and detouring traffic to the Beltline HWY. The portion of Old Sauk Road which crosses the Beltline HWY may also be closed for development of the Research Park at that location. Re-construction and development of the W. Beltline HWY is scheduled for 1987-88. The City is also currently seeking a solution to the traffic problems at the Beltline HWY-Gammon Rd. interchange.

County Supervisor Ann Nevaizer addressed the meeting. She reported that a tornado siren is being added in this area. Discussion on a 0.5% sales tax proposed by Dane County was also provided.

Alderman Ron Trachtenberg was available to answer a number of questions regarding the WGHA community and development of land around WG. He expressed concern for "the probability" of increased property taxes for the next year.

President Solberg summarized a developer's proposed plan for 18 single family homes along the old-Old Sauk Road. The development would be part of WGHA and it's covenants, but not fall under the Specific Implementation Plan.

Those in attendance expressed their grateful appreciation and thanks to Pres. Clint Solberg for his work the past several years.

The Meeting was adjourned at 12:10 PM.

Respectfully submitted,



Randall S. Lambrecht
Secretary, WGHA

NEXT MEETING: FEBRUARY 24, 1986. COCKTAILS @ 5:30 PM AT SOLBERG HOME. DINNER @ 7:30 PM AT MINNICKS TOP HAT.

WALNUT GROVE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 27, 1986

PRESENT: D. Andersen, L. Bugge, M. Conklin, D. Danninger, D. Fenley, M. Kilton, R. Lambrecht, W. Larson, J. Lohrentz, J. Pinto, C. Solberg, P. Storch

1. CALL TO ORDER

The meeting was called to order by Pres. Solberg at 7:30 PM at the First WI Natl. Bank of Madison, Gammon Rd.

2. SECRETARY'S REPORT

The minutes of the December 16, 1985 meeting were approved as recorded.

3. TREASURER'S REPORT

A motion was made to approve the Treasurer's report as presented by M. Kilton (Kilton). Motion seconded and passed.

M. Kilton reported that Heritage Insurance Co. has raised the annual premium approximately 25% over the 1985 cost. The Board reviewed and solicited rates from other companies just last year and concluded that Heritage rates were comparable or lower. A motion was made to accept the insurance policy with the increased premium (Lohrentz). Motion seconded and passed.

A motion was made to pay the Madison Christian Community Church \$30 for use of that facility for the annual meeting (Larson). Motion seconded and passed.

4. ARCHITECTURAL CONTROL COMMITTEE

J. Pinto described the ACC's responsibilities and anticipated events for 1986. No activity has occurred since the last meeting.

5. GREENWAYS AND MAINTENANCE

W. Larson reported on issues for 1986. These include:

1. Landscape plans for the greenways, handicap ramps
2. Maintenance of the drainage swale (greenway) west of 400 block of Westfield Rd.

3. Snow removal and greenway maintenance and repair

6. COMMUNICATIONS AND BLOCK CAPTAINS

M. Conklin described the on-going activities of this committee which include:

1. Neighborhood watch
2. Newsletter and directory
3. Welcome packets and block captain organization

7. GOVERNMENT RELATIONS

J. Lohrentz summarized the past years activities of this committee. Issues for the coming year include ; The Menard development along old Old Sauk Rd. This R1 zoning development is being proposed to fall under WGHA covenants and guidelines but not under the SIP.

8. PARK AND SOCIAL

No Report. This committee is responsible for community social events. ie. WGHA annual picnic, encouragement of special clubs and group interests, mid-winter activity, etc.

9. OFFICE AND COMMITTEE APPOINTMENTS FOR 1986

The following people were nominated and elected as officers on the Board of Directors by unanimous ballot:

President - Jack Lohrentz
Vice President - Larry Bugge
Treasurer - Marv Kilton
Secretary - Randy Lambrecht

Committee Appointments were chosen as follows:

Architectural Control - L. Bugge (chair), D. Danninger
Public Relations (social and block capt.) - P. Storch
Greenways and Maintenance - Dale Fenley (chair), W. Larson
Government Relations - Dan Andersen
Newsletter - Wayne Larson

Monthly meetings will be held on the fourth Monday of each month.

10. ADJOURNMENT

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Randall S. Lambrecht

Minutes for the Walnut Grove Board Meeting

Our February board meeting was held in the home of Clint Solberg on February 24, 1986 at 6:00. Present were:

Jack Lohrentz
Larry Bugge
Marv Kilton
Dale Fenley
Priscilla Storch
Dan Andersen
Darlene Danninger

Marv Kilton handed out the January treasurer's report. Marv explained that since the dues mailing went out, 200 people, or about 2/3 of the residents, have responded and approximately \$7000.00 as been received. The second notice will be mailed on March 1, 1986. Homes owned by Anchor Savings and Loan and 1st Federal Savings and Loan have paid their dues. Home Federal has not as yet paid and they will be sent a second notice. The treasurer's report was accepted.

Architectural committee heard from Glen Bridger regarding the porch/deck to be added on to the "group" home. This deck will be 24 feet long, and approval will be given. Larry Bugge is gathering the necessary signatures at this time.

Greenways committee will be meeting very soon.

Block captains/social: Priscilla has met with Marge Conklin and has received all of the information regarding the block captains. Priscilla will be in touch with Dick Sisson regarding social information.

Priscilla asks the board to seriously consider each committee to submit one paragraph regarding what their committee is doing for each newsletter. Also, it was mentioned that our newsletter should come out quarterly and that there should be a known schedule so that information can be kept up to date. This suggestion will be brought up for discussion at the March meeting.

John Pinto and Glen Bridger were present to bring us up to date regarding Lot #65 7103 Old Sauk Road. There is scheduled a public hearing to be held in the Council Chambers on Monday, March 3, 1986 at 6:00p.m. On March 18, 1986, at 8:00 p.m. a hearing will be held before the regular meeting of the Common Council, regarding the rezoning of Lot #65 of Foxboro Addition to Walnut Grove.

The board asked Dan Andersen to draft a resolution to oppose any rezoning of Lot*65 if Mr. Ross Menard will not sign a commitment stating that this plot of land will come under all of the Covenant Agreements as the lots in the Foxboro Addition of Walnut Grove. That Covenant covers membership dues; deed restrictions; architectural control etc. Dan Anderson will attend the meetings. Larry Bugge wants to be sure that we receive a written, formal commitment from Mr. Menard that states clearly that this parcel of land will become subject to all of the same covenants as the already existing lots in the Foxboro Addition of Walnut Grove.

The March board meeting will be held at the First Wisconsin Bank on Monday, March 24, 1986 at 7:30. The meeting was ajourned at 7:00p.m.

Respectfully submitted by,
Darlene Danning

NEXT MEETING: 7:30 PM, JUNE 2, 1986, AMERICAN EXCHANGE BANK -
7801 MINERAL POINT ROAD

WALNUT GROVE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
APRIL 18, 1986

PRESENT: L. BUGGE, D. DANNINGER, M. KILTON, R. LAMBRECHT, J.
LOHRENTZ, E. PRINE, C. RAY, P. STORCH, R. TRACHTENBERG

CALL TO ORDER:

The April meeting of the WGHSA Board of Directors was called to order by Pres. Lohrentz at 7:35 PM at the First WI Natl. Bank of Madison.

SECRETARY'S REPORT:

The minutes of the March meeting was approved as recorded.

TREASURER'S REPORT:

A motion was made to accept the Treasurer's report as presented by M. Kilton (Storch). Motion seconded and passed.

M. Kilton noted that there are approximately 16 outstanding dues payments and 1 partial payment yet to be collected.

ARCHITECTURAL CONTROL COMMITTEE:

L. Bugge reported on the ACC approval of a solarium at the Liechty residence on Roundhill Circle.

GREENWAYS AND MAINTENANCE:

Greenways have received the first fertilizer and weed treatment. A large tree branch was reported to be down along the greenway behind Southwick Circle.

PUBLIC RELATIONS:

A Block-Captain meeting is being planned for the near future.

GOVERNMENT RELATIONS:

NO REPORT

NEWSLETTER:

Items for the next Newsletter are due May 30.

BY-LAWS COMMITTEE

The WGHA By-Laws are in the process of being revised and will be presented at the next meeting.

OLD BUSINESS:

C. Ray discussed recent conversations with the Madison Parks Dept. and Alderman Trachtenberg regarding installation and the type of lighting in WG Park. Both will plan on meeting with Ray Keller of the Parks Department. She will keep the Board advised of further actions.

A concern regarding persons golfing in the park was discussed. There is no golfing allowed in Madison Parks and signs may be posted.

SPECIAL BUSINESS

E. Prine was present to describe to the Board his proposal for development of the // lots adjacent to his home. A special meeting with the ACC and later with nearby homeowners to discuss the proposal will be arranged by L. Bugge.

PRESIDENT'S REPORT:

It appears that a school will be built on the Menard property development.

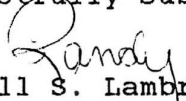
NEW BUSINESS

NONE

ADJOURNMENT:

The meeting was adjourned at 9:39 PM.

Respectfully submitted,


Randall S. Lambrecht
Secretary, WGHA

~~JUNE 23~~

NEXT MEETING: 7:30 PM, ~~JULY 20~~, 1986, AMERICAN EXCHANGE BANK -
7801 MINERAL POINT ROAD

WALNUT GROVE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES

JUNE 2, 1986

1.) PRESENT: L. BUGGE, D. DANNINGER, M. KILTON, J. KRZOS, W. LARSEN, R. LAMBRECHT, J. LOHRENTZ, E. PRINE, P. STORCH,

2.) CALL TO ORDER:

The June meeting of the WGHA Board of Directors was called to order by Pres. Lohrentz at 7:35 PM at the American Exchange Bank of Madison.

3.) SECRETARY'S REPORT:

The minutes of the April meeting was approved as recorded.

4.) TREASURER'S REPORT:

A motion was made to accept the Treasurer's report as presented by M. Kilton. Motion seconded and passed.

M. Kilton noted that there are only 2 outstanding dues payments to be collected. No further notices seeking payment will be sent to the delinquent owners.

Marv will check the current interest rates on WGHA savings and money market accounts. The Board will consider transfer of one of the accounts to the American Exchange Bank at the next meeting.

5.) ARCHITECTURAL CONTROL COMMITTEE:

L. Bugge reported on the ACC approval of a deck at the Pope residence, 7122 Farmington Way.

The name of the non-profit school proposed for the construction at the corner of Gammon and Old Sauk Road is the " Wisconsin Academy of Adaptive Learning ". The property is optioned and zoned R1.

6.) SPECIAL BUSINESS

The Board discussed the E. Prine property development proposal after hearing comments from E. Prine, neighboring homeowners and considering recommendations from the Architectural Control Committee. Four neighbors, either present (Larsen, Krzos) or through personal communication to Board members (Dunham, Coyle), expressed opposition to the development. Discussion followed. The motion was made to approve development of lots 1, 2 and 3 (434, 438, and 502 N. Westfield Road) into a maximum of eight single family lots (including the lots on which the present home and garage are located), as proposed by E. Prine (see attached) - (Bugge).

No second. Motion failed. The Board goes on record as being unanimously opposed to the development plans as proposed by E. Prine.

After further discussion the Board proposed the following guidelines in considering future development of lots 1, 2 and 3 of the Prine Property:

- 1) A maximum of five single family lots situated on the existing three lots including the present single family home and garage on one lot (not sub-divided).
- 2) The lots may be divided as development plans dictate, including allocation of a portion of lot 1 to other lots if desired (however the present home and garage will remain on the same lot), and each lot will be appropriately landscaped as reviewed by the ACC.
- 3) Lot sizes will be maintained within the Guidelines as set forth by the Architectural Control Committee.

A motion to approve recommendation of the guidelines as stated above was made. Motion seconded and passed unanimously.

A copy of the motions above will be forwarded to Alderman R. Trachtenberg and the City Planning Commission prior to June 16.

Pres. Lohrentz will ask D. Andersen to attend the City Committee meeting as WGHA representative.

7.) GREENWAYS AND MAINTENANCE:

W. Larsen reported in D. Fenleys absence. A new layer of asphalt (1.5 " thick) would be better in some pathway areas rather than just resealing according to Dale. Pathways in reasonable shape could either be resealed or may not require any maintenance at this time. The cost could possibly be kept within the 10,000 allocation. Further evaluation of the pathways will provide a better estimation of the cost. The Board had no opposition to Dales recommendations.

A note will be placed in the WGHA Newsletter stating motorized vehicles are prohibited on greenway paths.

8.) PUBLIC RELATIONS:

The Picnic is being planned for Sunday September 7, 1986.

9.) GOVERNMENT RELATIONS:

NO REPORT

10.) NEWSLETTER:

The next newsletter is scheduled for distribution in June.

11.) BY-LAWS COMMITTEE

The WGHA By-Laws are in the process of being revised and will be presented at the next meeting.

12.) OLD BUSINESS:

A thirty-ft. standard pole with 4 lights will be erected in the vicinity of the shelter house in the park. The electrical outlet will be locked with access by key only. Installation should take place in June.

13.) ADJOURNMENT:

The meeting was adjourned at 10:05 PM.

Respectfully submitted,

Randall S. Lambrecht
Secretary, WGHA

WALNUT GROVE HOMES ASSOC., INC.

BOARD OF DIRECTORS MEETING MINUTES JUNE 30, 1986

PRESENT: L. Bugge, M. Binning, R. Conne, D. Danninger, R. Dunham, M. Kilton, R. Lambrecht, J. Lohrentz, E. Prine, C. Solberg, P. Storch

CALL TO ORDER:

The special meeting of the WGHA Board of Directors was called to order at 7:35 PM by President Lohrentz at the American Exchange Bank, Mineral Point Road. A quorum of Board members was established.

SPECIAL BUSINESS:

The meeting was arranged for the purpose of discussing development of the two vacant lots owned by Mr. Eugene Prine, designated as lots 1 and 2 (434 & 438 N. Westfield Rd.). Immediate neighbors of these lots were invited to hear Mr. Prine's proposal and make comments with regard to their development.

A development proposal presented a year ago by Mr. Prine involved the construction of two duplex units on the two vacant lots. Before considering the proposal at that time, the WGHA asked Mr. Prine to try and sell the lots for one year as single family lots. Mr. Prine did contact a number of realtors and builders but was not successful in selling the lots, primarily because of the way the two lots are situated, i.e., one behind the other. Most in attendance agreed that, although not impossible, it would be difficult to sell the present lots as single family lots and that the lots would most likely remain vacant for some time. Earlier this spring Mr. Prine proposed dividing the two lots into six single family lots on a circle drive. This proposal met with strong opposition from neighbors and the Board rejected supporting the proposed development. In addition, the Board recommended to Mr. Prine that he consider no more than four single family lots in any future development plans involving these lots. Mr. Prine pointed out at the meeting that development of anything less than five single family lots was not financially possible.

Mr. Prine then presented his original proposal involving development of two duplexes on the two lots with revisions that addressed some of the concerns of the neighbors when presented last year. The parking spaces are eliminated in the revised proposal as are the existing "milk house" and "windmill". The Discussion which followed favored this proposal if done in an

attractive and timely matter. It was noted that Mr. Prine has designed very attractive duplexes in the area and this could be accomplished here also. After much further discussion the following motion was made (Storch):

" I move that the WGHA Board of Directors support the concept of developing two duplex units on the two vacant lots owned by Mr. Prine which are known as 434 & 438 N. Westfield Road. In addition, minimum sq. ft. for a single story dwelling in the duplex units would be 1350 sq ft. and 1600 sq. ft. for a two story, eg. the minimum sq. ft. for a duplex with a single story and a two story dwelling unit would be 2950 sq. ft. Also the third lot with the existing Prine home and garage would remain as is, ie. no additional dwelling units or subdivision of the lot."

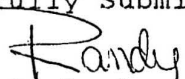
There were no objections to the motion by those neighbors in attendance. It was noted that one adjacent homeowner, not present, expressed verbally to Pres. Lohrentz opposition to any development other than ^{two} single family homes on the lots.

The motion was seconded and passed unanimously. It was noted that immediate neighbors of Mr. Prine would receive a copy of these minutes describing the Boards action. Homeowners may also attend the City Planning Commission meeting MONDAY JULY 7, 1986 when this proposal will be discussed.

ADJOURNMENT:

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,


Randall S. Lambrecht
Secretary WGHA

NEXT MEETING: 7:30 PM, AUGUST 25, 1986, MADISON CHRISTIAN
COMMUNITY CHURCH 7118 OLD SAUK ROAD
(PLEASE CALL RANDY IF UNABLE TO ATTEND)

WALNUT GROVE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JULY 28, 1986

1. PRESENT:
L. BUGGE, D. DANNINGER, M. KILTON, W.LARSEN, R.
LAMBRECHT, J. LOHRENTZ,
2. CALL TO ORDER:
The July meeting of the WGHA Board of Directors was
called to order by Pres. Lohrentz at 7:50 PM at Denny's
Restaurant.
3. SECRETARY'S REPORT:
The minutes of the June meeting was approved as
recorded.
4. TREASURER'S REPORT:
A motion was made to accept the Treasurer's report as
presented by M. Kilton. Motion seconded and passed.
5. ARCHITECTURAL CONTROL COMMITTEE:
L. Bugge reported on the ACC approval of decks at
McCoven (21 Winterset Circle) and Reisner (7237 Colony)
residences. A fence was also approved at the Kroehn
residence (6 Harwood Circle S.).
6. GREENWAYS AND MAINTENANCE:
No Report
7. PUBLIC RELATIONS:
No Report
8. GOVERNMENT RELATIONS:
NO REPORT
9. NEWSLETTER:
Items for the next newsletter are being solicited. The
June newsletter had been distributed this month.
10. BYLAWS COMMITTEE:
Deferred
11. ADJOURNMENT
The meeting was adjourned at 8:35 PM.

Sincerely,
Randall S. Lambrecht, Secretary WGHA

NEXT MEETING: October 27, 1986 7:30 AT THE ADVENT LUTHERAN CHURCH
7118 OLD SAUK ROAD. PLEASE CALL JACK LOHRENTZ IF YOU ARE UNABLE TO
ATTEND.

WALNUT GROVE HOME ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 22, 1986

PRESENT: W.Larson, J. Lohrentz, P. Storch, M. Kilton, D. Danninger.

1. CALL TO ORDER

The meeting was called to order by President Lohrentz at 7:40 PM at
the Advent Lutheran Church, 7118 Old Sauk Road.

2. SECRETARYS' REPORT

The minutes of the August 25 meeting were approved as recorded.

3. TREASURERS' REPORT

The treasurers' report was approved as presented by M. Kilton.
Regarding the "Chemlawn" report, Marv explained that the Foxboro
expense was for tree truning.

4. ARCHITECTURAL CONTROL COMMITTEE

No report.

5. GREENWAY COMMITTEE

Mr. Solberg and Mr. Finley agree that a layer of asphalt should be
applied to the greenways Areas 1, 2, 3, 4, and 5.

Mr. Larsen made a motion to get two bids for areas 1 through 5 to be
resurfaced with a 1" overlay for a bid not to exceed \$10,000. This
motion was seconded by Darlene Danninger.

Mr. Larsen made another motion to have 15 trees pruned; 3 trees to
be removed, and 2 cables to support 2 other trees, for a costs not to
exceed \$1155.00. This motion was seconded by Priscilla Storch.

6. BLOCK CAPTAINS/PUBLIC RELATIONS

Pricilla announced that the picnic was a success. There were ap-
proximately 133 adults present, and 45 children. Priscilla is
already starting to plan for the Sweetheart Social in February.

7. GOVERNMENT RELATIONS

No report.

8. NEWSLETTER

W. Larson reported that the newsletter will be out in early December.

9. BY-LAWS

Deferred

10. SPECIAL BUSINESS

11. ADJOURNMENT

The meeting was adjourned at 8:10PM

Respectfully submitted,

Darlene Danninger
Acting Secretary WGHA



Walnut Grove Homes Association, Inc.
Madison, Wisconsin 53717

TREASURER'S REPORT

August 31, 1986

NOW ACCOUNT

Balance July 31, 1986 \$ 6,090.90

Income

August 29	Interest	\$ 26.71
		<u>\$ 26.71</u>

Expenses

August 5	David Larson-Bladers	\$200.00
August 7	Eileen Sutula--Springwood Circle	23.63
August 16	M G & E	97.17
August 25	City Treasurer-Picnic-Trash Barrels	20.00
		<u>\$340.80</u>

Balance August 31, 1986 \$ 5,776.81

OTHER ASSETS

Money Market Fund--First Wisconsin

August 1, 1986, Balance		\$ 7,308.54
September 2, 1986, Interest	\$ 36.04	
Balance, September 2, 1986		<u>\$ 7,344.58</u>

Money Market Fund--Blunt, Ellis, Loewi

July 31, 1986, Balance		\$11,302.00
August 18, 1986, Dividend	\$ 57.00	
Balance--August 31, 1986		<u>\$11,359.00</u>

WALNUT GROVE HOMES ASSOC., INC.

N E X T M E E T I N G : MONDAY DECEMBER 1, 1986, 7:30 PM AT THE
ADVENT LUTHERAN CHURCH 7118 OLD SAUK ROAD

WALNUT GROVE HOMES ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES OCTOBER 27, 1986

PRESENT: D. Danninger, R. Lambrecht, W. Larson, J. Lohrentz, P. Storch

1. CALL TO ORDER

The meeting was called to order by President Lohrentz at 7:35 PM at the Advent Lutheran Church, 7118 Old Sauk Road.

2. SECRETARYS' REPORT

The minutes of the September 22 meeting were approved as recorded by D. Danninger.

3. TREASURERS' REPORT

The Treasurers' report was approved as presented in M. Kilton's absence.

4. ARCHITECTURAL CONTROL COMMITTEE

No Report.

5. GREENWAY COMMITTEE

To date no action has been taken toward greenway-path repair but a bid for resurfacing by Payne and Dolan has been accepted at \$2.15 per sq. ft. An attempt to complete as much of the work as possible yet this year will be made.

The cost for tree prunings was \$1190 (tax inc.).

The last mowing for 1986 has been completed. A bid for the same maintenance for 1987 has been received.

Barefoot Grass has indicated that there will be no cost increase for weed and feed treatments in 1987.

6. BLOCK CAPTAINS/ PUBLIC RELATIONS

A WGHA Directory is being prepared for distribution sometime in December/January.

7. GOVERNMENT RELATIONS

No report.

8. NEWSLETTER

Newsletter items are needed by Thanksgiving.

9. BY-LAWS

Deferred.

10. SPECIAL BUSINESS

A final design by Wood Signs LTD. for two signs identifying the subdivision of Walnut Grove was presented by R. Lambrecht along with the cost for materials, labor and installation. A proposal for purchase of these signs will appear in the Proposed Budget at the 1987 Annual Meeting. A motion was made by Lambrecht to secure the purchase agreement price with a 25% first-down payment (\$855.57) which is refundable (excluding the cost of design) if the proposal is not approved at the annual meeting. Motion was seconded and passed.

11. ADJOURNMENT

The meeting was adjourned at 8:20 PM.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "R. S. Lambrecht", with a stylized flourish at the end.

Randy S. Lambrecht
Secretary, WGHA

NEXT MEETING: JANUARY 27, 1987, MADISON CHRISTIAN
COMMUNITY CHURCH 7118 OLD SAUK ROAD

WALNUT GROVE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
DECEMBER 1, 1986

1. PRESENT:
D. ANDERSEN, D. DANNINGER, M. KILTON, W. LARSEN, R. LAMBRECHT, J. LOHRENTZ, P. STORCH
2. CALL TO ORDER:
The December meeting of the WGHA Board of Directors was called to order by Pres. Lohrentz at 7:30 PM.
3. SECRETARY'S REPORT:
The minutes of the October meeting was approved as recorded.
4. TREASURER'S REPORT:
A motion was made to accept the Treasurer's report as presented by M. Kilton (Larson). Motion seconded and passed.

M. Kilton informed the Board that the present insurance policy is up for renewal and the company providing this insurance to the WGHA has requested information from the WGHA by-laws and/or covenants which describe the common areas insured under the policy.
D. Danninger agreed to contact L. Bugge about getting this information (map and description of outlet areas. M. Kilton will investigate the costs of adding comprehensive insurance to the present policy.

M. Kilton presented a proposed budget for 1987. Income for 1986 was \$12,725, while expenses totaled \$11,000 leaving a balance of \$1,725. Projected expenses for 1987 will be approx. \$11,800 requiring an assessment of \$35 per lot (\$12,000). Total assets after 1986 will approximate \$23,000 of which \$12,000 is earmarked for pathway re-surfacing. A motion recommending 1987 dues assessment be kept at \$35 per lot was made (Anderson). Motion was seconded and carried.
5. ARCHITECTURAL CONTROL COMMITTEE:
No Report
6. GREENWAYS AND MAINTENANCE:
Pathway resurfacing will be completed in 1987 and the costs will remain the same as quoted in 1986. Sidewalks

will be shoveled again this year where they intersect greenways.

7. PUBLIC RELATIONS:

No Report

8. GOVERNMENT RELATIONS:

NO REPORT

9. NEWSLETTER:

Items for the next newsletter are due by Dec. 8. This newsletter should include the Annual Meeting Notice, solicitation for new Board members, Directory information form.

10. PRESIDENTS REPORT:

The date for the annual meeting will be January 17, 1987. Marv will take care of mailing envelopes & stamps. Randy will prepare the inserts for the mailing & address labels. Priscilla agreed to take care of refreshments.

Pres. Lohrentz presented the following re-structuring of Committees for consideration next year:

Officers: President, Vice Pres., Treasurer,
Secretary

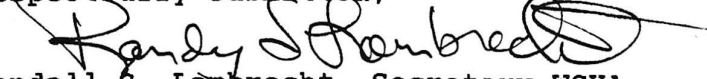
Committees:

Govt. Relations - Vice Pres. responsibility
WGHA Directory - Secretary responsibility
Block Captain -
Greenways -
Architectural Control -
Special Projects (Picnic, neighborhood
watch, winter activity)
Newsletter -

11. ADJOURNMENT

The meeting was adjourned at 9:00 PM.

Respectfully submitted,


Randall S. Lambrecht, Secretary WGHA



Walnut Grove Homes Association, Inc. Madison, Wisconsin 53717

TREASURER'S REPORT

November 1, to December 31, 1986

NOW ACCOUNT

Balance, October 31, 1986 \$ 3,942.06

Income

November 3	Health Fund	\$ 305.00
November 28	Interest	14.53
December 28	Interest	10.26
TOTAL		<u>\$ 329.79</u>

Expenses

November 3	Various Health Fund Groups	\$ 305.00
November 3	Rick Conne-Health Fund	24.14
November 10	Elan-Picnic	54.67
November 10	Pietsch Landscape-Tree Trimming	1,190.44
November 15	M G & E	105.93
November 24	Madison Christian Community	50.00
November 24	Wood Signs-Down Payment	855.75
December 19	Wayne Larson-Newsletter	81.71
December 20	M G & E	129.17
December 31	Bell Law Offices	261.60
TOTAL		<u>\$3,058.41</u>

Balance December 31, 1986 \$ 1,213.44

OTHER ASSETS

Money Market Fund--First Wisconsin

November 3, 1986, Balance		\$ 7,411.82
December 1, 1986, Interest	\$ 29.71	
January 2, 1987, Interest	<u>33.60</u>	
January 2, 1987, Balance		<u>\$ 7,475.13</u>

Money Market Fund--Blunt, Ellis, Loewi

October 31, 1986, Balance		\$11,463.00
November 18, 1986, Dividend	\$ 53.00	
December 18, 1986, Dividend	<u>44.00</u>	
December 31, 1986, Balance		<u>\$11,560.00</u>