

WALNUT GROVE HOMES ASSOCIATION
ANNUAL MEETING MINUTES
JANUARY 17, 1987

The 1987 annual meeting was called to order by Pres. Jack Lohrentz at 10:00 AM at the Madison Cristian Community Church, 7118 Old Sauk Road. Thirty-one members were either present or represented by proxy and a quorum was established. The 1986 Annual meeting minutes were approved as recorded.

The treasurers report was presented and a motion to approve the report was made (Nevaizer). Motion passed unanimously.

Alderman Ronald Trachtenberg and Dane County Supervisor Ann Nevaizer were present and discussed issues relating to beltline highway reconstruction, City and County budgets and a possible extension of a library and post office site on the west side. County Supervisor Nevaizer also discussed her introduction of a real estate ordinance which would provide a specific set of procedures for the purchasing or selling of County real estate. This proposal would try to involve the neighborhoods and people more.

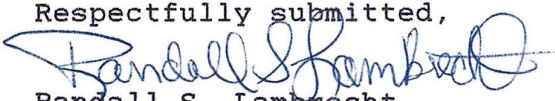
The 1987 Proposed Budget was presented. An amendment to the budget was made to allow up to \$1000 to be spent for the purchase of signs identifying Walnut Grove at three additional entrances into Walnut Grove subject to approval and review by the Board. The proposed budget provided for two signs at the north and south entrances along Westfield Road. Motion to approve the budget with the amendment was made (Bugge). Motion passed unanimously.

Committee reports followed. Each Chairperson summarized their activities the past year.

Nominations for election to the Board of Directors were recieved to fill 4 two-year and 1 one-year positions. Those nominated included: Dave Short, Rick Conne, Ann Nevaizer and Arlene Jackson. The nominations were closed and a unanimous ballot cast. The one year vacancy on the Board will be filled by Phyllis Lindberg.

The meeting was adjourned at 11:30 AM.

Respectfully submitted,


Randall S. Lambrecht
Secretary, WGHA

Walnut Grove Homes Association
Board Meeting Minutes
January 26, 1987

PRESENT: D. Andersen, L. Bugge, D. Danninger, T. Imhoff
A. Jackson, R. Lambrecht, W. Larson, P. Lindberg
J. Lohrentz, D. Short, P. Storch

1. CALL TO ORDER:

The meeting was called to order by President J. Lohrentz
at 7:35 PM at the Madison Christian Community, Old Sauk Rd.

2. SECRETARYS' REPORT

The Minutes of December 1, 1987 were approved
as recorded.

3. TREASURERS' REPORT

NO REPORT

4. SPECIAL ORDER OF BUSINESS

Mr. Tom Imhoff addressed the Board with regards to City
and Community problems and concerns. Mr Imhoff is a
candidate for mayor in the upcoming election.

5. ELECTION OF NEW BOARD MEMBERS TO OFFICES AND COMMITTEES

The following new Board members were elected by unanimous
ballot to the following positions:

OFFICERS:

President - J. Lohrentz
Vice President - L. Bugge
Treasurer - R. Conne
Secretary - A. Jackson

(The V.Pres. is automatically a member of the architectural
Control Comm. and the Secretary is responsible for
the Neighborhood Directory. The Pres. will assume Gov't
Relations.)

COMMITTEES:

Block Cpts./Neighborhood Watch - D. Short
Archit. Control - D. Andersen
Greenways - P. Lindberg
Special Projects - P. Storch
Newsletter - A. Nevaizer

6. PRESIDENT'S REPORT

A request for WGHA to subsidize landscaping along the property line of the Church on Gammon Road was received from P. Dvorak. The Board denied the request but will consider the matter with the church.

Harwood Circle requested monies to help pay for a monument placed on the circle greenway by neighbors in honor of the late Dave McClain. The Board agreed to allow the neighbors to collect three years of circle maintenance money or \$90.

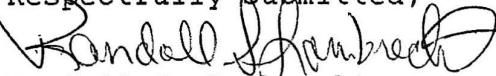
Board meetings will take place on the third Wednesday of each month except for February and March in which the meetings will be on the fourth Wednesday.

The Board dinner party is scheduled for the Fourth Wednesday in March, March 25, at Mountain Jacks. A meeting and cocktails and hordeourves will precede the dinner at J. Lohrentz's home at 6:00. Dinner at 7:30.

7. ADJOURNMENT

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Randall S. Lambrecht", followed by a horizontal line.

Randall S. Lambrecht
Secretary WGHA

WALNUT GROVE HOMES ASSOCIATION
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The meeting was adjourned at 11:30 AM.

Respectfully submitted,


Randall S. Lambrecht
Secretary, WGHA

Walnut Grove Homes Association
Board Meeting Minutes
February 25, 1987

Present: J. Lohrentz, R. Conne, D. Short, L. Bugge, A. Jackson

1. CALL TO ORDER:

The meeting was called to order by President, J. Lohrentz, at 7:40 p.m. at the Madison Christian Community Church, 7118 Old Sauk Road.

2. SECRETARY'S REPORT

The minutes of the January 26, 1987, meeting were approved as recorded.

3. TREASURER'S REPORT

The Treasurer's report was approved as presented by R. Conne. Approximately 180 homeowners have paid annual dues as of this date.

J. Lohrentz reported our attorney, Janie Wexler will leave law firm of Bell Law Offices. R. Conne will call her to determine if she is interested and/or able to continue as our association attorney.

4. SPECIAL ORDER OF BUSINESS

Mayoral candidate Mary Kay Baum addressed the Board regarding area and community concerns as well as expressing her position on city events.

5. BLOCK CAPTAIN REPORT

12 Welcome Packages were issued to new residents. The new WGHA directories are distributed.

A reprint of WGHA Architectural Guidelines is necessary. The board authorized D. Anderson to print 100 with appropriate changes made before reprint.

6. ARCHITECTURAL CONTROL COMMITTEE

The committee approved the final proposal for two duplexes to be constructed on the Prine property on Westfield Road. The question of retaining the windmill on the property was raised by Mr. Prine. It was moved and seconded to maintain the original board decision of eliminating the windmill.

7. GREENWAYS AND MAINTENANCE

No report.

8. SPECIAL PROJECTS

No report.

9. NEWSLETTER

No report.

10. PRESIDENT'S REPORT

Ann Neviasser will be unable to do the newsletter. We will seek another person to serve on the Board who will take the responsibility for the newsletter.

The policy of the WGHHA paying for the annual Board members and spouses dinner was discussed. For this year, it will be done. The subject will be an agenda item for the next Annual Meeting.

11. ADJOURNMENT

The meeting was adjourned at 9 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Arlene M. Jackson".

Arlene M. Jackson
Secretary--WGHHA

Walnut Grove Homes Association
Board Meeting Minutes

March 25, 1987

Present: J. Lohrentz, P. Lindberg, R. Conne, P. Storch, P. Schaff,
A. Jackson

1. CALL TO ORDER

The meeting was called to order by President, J. Lohrentz, at 6 p.m. at the Lohrentz home.

2. SECRETARY'S REPORT

The minutes of the February 25, 1987, meeting were approved as recorded.

3. TREASURER'S REPORT

The Treasurer's report was approved as presented by R. Conne. As of March 21, 1987, twenty-six of the homeowner's annual dues were not received.

Dan Bell, of Bell Law Offices, will be our association attorney. The only change in financial arrangement will be in the cost of handling property liens. The new charge will be \$20 per lien. If it is necessary to do more than three, the charge will be \$65.

We currently have NOW and Money Market checking accounts with The First Wisconsin National Bank. We were advised by the bank that, as we are a nonprofit group, their new rules would require a monthly charge for the checking account. R. Conne discussed the matter with the bank, particularly regarding the amount on deposit and why a need to charge. As a result, the bank will waive the service charge.

Madison Community Church was paid \$50 in November for the use of their meeting rooms. A. Jackson will research other locations for meetings.

4. BLOCK CAPTAIN

No report.

5. ARCHITECTURAL CONTROL

No report.

6. SPECIAL PROJECTS

No report.

7. GREENWAYS AND MAINTENANCE

Resurfacing of greenway paths is planned for early May. Originally, the WGHA contracted for approximately 2/3 of the pathways to be done in

1986 at a cost of \$2.15/linear foot. Weather prevented the work in 1986. The contractor will do work this year at the 1986 price. P. Lindberg will find out what the cost would be to do all greenway paths this season as opposed to waiting until next year to complete the project.

It was moved and seconded to accept David Larson's bid for 1987 greenway mowing. The cost will be \$60 for initial trimming of bushes and \$200 per mowing based on ten or more more mowings.

Circles can accumulate up to \$90 in their maintenance account at the rate of \$30/year.

8. NEWSLETTER

P. Schaff is aiming to have the newsletter ready by mid-April. 350 will be printed. The goal will be to issue quarterly.

9. PRESIDENT'S REPORT

Ann Nevaizer has resigned from the board. Pat Schaff will replace her.

There is a proposal to build a group home for mentally retarded women on Millstone Road (not part of subdivision). The subdivision street closest to Millstone Road is Southwick Circle. Their block captain will be asked to advise residents of this situation and of a meeting that will be scheduled by our alderman to discuss the matter.

A resident on Roundhill Circle called to register concern regarding a home that is being rented on their street. We, as a board, did not believe the concerns warranted action by the association. We will provide them with the owners names if they wish to advise them of the situation. They will also be advised to contact the police if they believe there is illegal activity.

10. ADJOURNMENT

The meeting was adjourned at 7 p.m.

Respectfully submitted,

Arlene M. Jackson
Secretary--WGHA

Walnut Grove Homes Association
Board Meeting Minutes
April 29, 1987

Present: J. Lohrentz, D. Short, R. Conne, H. Lindberg, L. Bugge, A. Jackson

1. CALL TO ORDER

The meeting was called to order by President, J. Lohrentz, at 7:35 p.m.

2. SECRETARY'S REPORT

The minutes of the March 25, 1987, meeting were approved as recorded.

3. TREASURER'S REPORT

The Treasurer's Report was approved as presented.

As agreed, First Wisconsin National Bank has not charged our association accounts a service fee.

Twelve owners have not paid their annual subdivision fee of \$35 to the association. Before taking legal action, the owners will be contacted by various board members to remind them of their obligation.

4. BLOCK CAPTAIN REPORT

Neighborhood Watch packets were distributed to block captains along with the newsletters. 50% of an area, i.e. street or subdivision, must agree to program for police to designate the area. Engraving tools are available from D. Short.

5. ARCHITECTURAL CONTROL

Home plans were approved for the lot at the corner of Westfield Road and Walnut Grove.

Prine property appears to be ready to be developed.

6. SPECIAL PROJECTS

No report.

7. GREENWAYS AND MAINTENANCE

The contractor for resurfacing greenway paths will honor the 1986 quoted prices. It was moved, seconded and approved to resurface all greenway paths at the quoted price of \$2.15 per linear foot for Areas 1 through 5 and \$2.35 per linear foot for Areas 6 through 8, but not to exceed \$13,500. It will take approximately one week to complete.

The greenway area behind homes on the west side of Westfield Road is owned by the city. Although the subdivision does not have "responsibility" for that area, H. Lindberg will contact the city,

again, regarding more frequent mowing and also as to what can be done regarding the storm sewer standing water problem.

8. NEWSLETTER

The next issue will be out in June. Will try to include a baby sitting/lawn mowing form in next issue.

9. PRESIDENT'S REPORT

Will check on status of signs for the subdivision entrances.

Attended the area meeting regarding building a group home for the developmentally disabled on Millstone Road. There were no objections from surrounding areas; therefore, plans will proceed.

Advised Dr. Dvorak, Colony Block Captain, that the subdivision will not do any type of landscaping behind homes that back up to the Lutheran Church on Gammon Road.

10. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Arlene M. Jackson
Secretary--WGHA

Walnut Grove Homes Association
Board Meeting Minutes
June 17, 1987

Present: J. Lohrentz, D. Short, P. Lindberg, L. Bugge,
A. Jackson

1. CALL TO ORDER

The meeting was called to order by President, J. Lohrentz,
at 8:00 P.M.

2. SECRETARY'S REPORT

The minutes of the April 29, 1987 meeting were approved
as recorded.

3. TREASURER'S REPORT

The Treasurer's Report was approved as presented.

Four homeowners have not paid the association dues.
A letter of reminder has been sent.

4. GREENWAYS

The contractor has installed concrete ramps where
greenway paths intersect streets. Southwick Cr. was
not done.

Blacktopping will begin soon.

The mowing contract for 1988 will allow for early
season mowing if necessary.

5. BLOCK CAPTAIN

No special report.

6. NEWSLETTER

The next issue will be out in July.

7. ARCHITECTURAL CONTROL

No new building or addition plans have been presented
to the committee.

The property owned by a school for developmentally disabled
on portion of land bordered by Gammon & Old Sauk Roads
was discussed. A concern exists re installing temporary
buildings on property. That will be monitored.

8. SPECIAL PROJECTS

A date for the subdivision picnic was chosen. It will be
on Sunday, September 13th, in the Walnut Grove Park.

9. PRESIDENT'S REPORT

The subdivision identification signs are in process of being installed.

Jack is looking for a replacement for board member, Arlene Jackson, who has resigned due to relocation.

ADDENDUM

Before the Board Meeting began, neighbors from Southwick Circle, Colony Drive, Westfield Road and Millstone gathered along with alderman, Ron Trachtenburg, to discuss the property for sale at corner of Westfield Rd. and Millstone.

Colony Day Care Center expressed interest to purchase the property for a day care center. They will not pursue the idea if the neighbors are opposed. By hand vote, all those present voted against the idea with one person voting for.

10. ADJOURNMENT

The meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Arlene M. Jackson
Secretary - WGHA

Walnut Grove Homes Association
Board Meeting Minutes
September 16, 1987

Present: J. Lohrentz, D. Short, H. Lindberg, L. Bugge, Priscilla Storch, P. Schaff, Marian McKinnon

1. CALL TO ORDER

The meeting was called to order by President, J. Lohrentz, at 7:35 p.m.

2. SECRETARY'S REPORT

The Minutes of the June 17, 1987 meeting were approved as corrected.

3. TREASURER'S REPORT

The Treasurer's Report was approved as presented. Annual Picnic expenses were submitted with a net cost of \$354.00. This was substantially less than in previous years.

4. GREENWAYS

Harry Lindberg reports that the paving is completed. Also, that curb cuts in concrete were done to conform to city code at an additional cost for this and straightening of paths at an expense of \$2,000 above original contract. He recommended we pay this added cost due to extra work involved and excellent work done. Motion was made, seconded and passed.

An additional lawn mowing at \$200 if necessary at the discretion of the Greenway Chairman was approved.

5. BLOCK CAPTAIN

Reports that neighborhood watch material has been distributed to the Block Captains. It was suggested that we include this in the next Newsletter. If there is sufficient interest, police could be asked to give information, etc. at the annual meeting in January.

6. NEWSLETTER

Pat Schaff reports that Block Captains should get information on new people on their streets by end of September. Home and Garden Club news should be submitted by 1st of October. The next Newsletter will be in October.

7. ARCHITECTURAL CONTROL

L. Bugge reported on the Special Education School with temporary buildings being put there at the site on Old Sauk Road and Gammon. Neighbors in this area have expressed concern over these buildings. The developer may be amenable to plant screenings here. Discussion followed of plans for the whole tract such as school, church, bank, etc.

8. SPECIAL PROJECTS

Approximately 60 people attended the subdivision picnic.

9. PRESIDENT'S REPORT

J. Lorentz announced that lights should be installed at Old Sauk and Gammon by the end of the year.

Discussion by the Treasurer regarding additional monies needed in checking account to cover above and year end expenses. Suggested closing one money market account and keeping the First Wisconsin MM account with money transferred to checking as needed.

J. Lorentz reported that the meetings may need to be changed due to church schedules, etc. Board members will be notified if necessary.

10. ADJOURNMENT

The meeting was adjourned 8:15 p.m.

Respectfully submitted,



Marian McKinnon
Secretary - WGHA

Walnut Grove Homes Association
Board Meeting Minutes
October 21, 1987

Present: Larry Bugge, Pat Schaff, D. Short, M. McKinnon

1. CALL TO ORDER

The meeting was called to order by Vice-President, Larry Bugge at 7:40 p.m.

2. SECRETARY'S REPORT

The Minutes of the September 16, 1987 meeting were approved as submitted.

3. TREASURER'S REPORT

No report since the Treasurer was absent.

4. BLOCK CAPTAIN

Dave Short reports that he has talked with Raymond Wosepka, Crime Prevention Officer of the Madison Police Dept. He will speak at the annual January meeting on the Neighborhood Watch Program if there is sufficient interest shown in the survey form included with the October Newsletter.

Larry Bugge stated that we need to get out notice of the annual meeting and proxy's. Tentative dates were discussed and January 23rd was suggested. Larry will discuss this with Jack Lorentz.

5. NEWSLETTER

Pat Schaff reports that the Newsletter has been completed and will be distributed next week.

6. ARCHITECTURAL CONTROL

Larry Bugge reports that a fence at 418 Walnut Grove Drive has been approved.

He also reports that a luxury two double house unit in the style of Tamarack will be built on the vacant lots at Westfield and Millstone. These will be annexed to Tamarack and well landscaped. Board approval is not needed but he could see no objection.

7. PRESIDENT'S REPORT

Larry Bugge reports that Jack Lorentz asked him to bring up in preparation for the annual meeting, the need to fill several Board positions and the need to clarify what positions will be vacant. Dave Short, Pat Schaff, Rick Conne will stay on the Board.

Larry Bugge also stated that we need a budget prepared for approval at the annual meeting. He states that there has been one objection to the practice of buying dinner for the Board members and subsidizing the annual picnic. Suggested that this be put into the budget as a line item for approval at the annual meeting.

8. ADJOURNMENT

The meeting was adjourned at the 8:00 p.m. The next meeting will be held on November 18th.

Respectfully Submitted,



Marian McKinnon, Secretary
WGHA