

WALNUT GROVE HOMES ASSOCIATION
ANNUAL MEETING MINUTES
JANUARY 23, 1988

The 1988 annual meeting was called to order by President, Jack Lohrentz at 10:00 A.M. at the Madison Christian Community Church, 7118 Old Sauk Road. Thirty three members were either present or represented by proxy and a quorum was established. The 1987 Annual meeting minutes were approved as recorded.

The treasurer's report was presented^d and a motion to approve the report was made. Motion passed unanimously. Discussion followed on the practice of the Board going out to dinner once a year at the expense of the Homeowners Association as a perk for their work on the Board. Since this had never been formally approved, a motion was made, seconded and passed that this has Board approval.

A motion was made, seconded and passed to approve the 1988 budget as presented.

Committee reports followed:

Architectural Control - Jack Lorentz reported for Dan Anderson that since the area is pretty well built up, this Committee is used mostly to approve projects by Homeowners such as fences, decks, etc. There were 13 projects approved for 1987.

Jack Lorentz also reported on status of property at Old Sauk and Gammon Roads and stated that M & I Bank is seeking to build a branch there and there has been some interest in building an office building there also. He suggested that the new Board keep track of this since there could be a 3 or 4 story building contemplated for this.

Greenways - Jack Lorentz reported for Phyllis Lindberg on status of greenway areas.

Block Captain - Dave Short reported that 25 block captains distribute the Newsletters. Also, reported that the Neighborhood Watch program received limited response to the survey. He will distribute packets regarding this program to any who are interested.

Social - Priscilla Storch reported on Annual picnic, plans for officers dinner and furnishing coffee and rolls for this annual meeting.

Newsletter - Pat Schaff reports that there is a newsletter 3 or 4 times per year. The next should be distributed at the end of February.

Nominations for election to the Board of Directors were received and retiring directors were thanked for their participation. Five vacancies on the board were revealed and nominations for these positions were Gene Prine, Susan North, Clay Russell, Karen Bridger and Gordon Hampel. The nominations were closed and a unanimous ballot cast.

A special report from Ann Neviasher was read by Jack Lohrentz regarding her work with the County Board and their activities.

The meeting was adjourned at 11:20 A.M.

Respectfully Submitted,



Marian L. McKinnon
Secretary, WGHA

Pat

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
JANUARY 27, 1988

Present: Rick Conne, Karen Bridger, Dave Short, Gene Prine, Sue North, Clay Russell, Gordon Hampel and Pat Schaff. Lee Bailey also attended.

1. ELECTIONS

The positions on the Board for 1988 were filled as follows:

President - Karen Bridger
Vice President - Clay Russell
Treasurer - Rick Conne
Sec./Newsletter - Pat Schaff
Arch. Control - Gene Prine
Gordon Hampel
Greenways - Phyllis Lindberg
Block Captains - Dave Short
Social - Sue North

2. NEW BUSINESS

The annual old board/new board dinner will be held at Delaney's on February 18th 7:30 P.M. to be preceded by cocktails and hors d'oeuvres 6:30 P.M. at the home of Karen Bridger, 425 Walnut Grove Drive.

A new directory will be published this spring and the information forms for this will go out in the next newsletter. Pat Schaff and Clay Russell will work on the directory.

3. ADJOURNMENT

The next meeting will be held March 9th 7:00 P.M. at the home of Rick Conne, 5 Oxwood Circle, 833-3795.

Respectfully Submitted,
Pat Schaff, Secretary

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
NOVEMBER 18, 1987

Present: Jack Lohrentz, Larry Bugge, Pat Schaff, Rick Conne and Dave Short

1. CALL TO ORDER

The meeting wall called to order by President, Jack Lohrentz at 7:40 P.M.

2. SECRETARY'S REPORT

The minutes of the October meeting were approved as submitted.

3. TREASURER'S REPORT

The September and October Treasurer's reports were given by Rick Conne and approved. He also presented and explained the annual budget which was approved with some minor changes.

4. BLOCK CAPTAINS

Dave Short reported he had received 6 survey forms back on the Neighborhood Watch program. In order for the program to succeed we will need a much greater response. He also reported we are out of packets for the Block Captains to hand out to new homeowners. There was discussion of possibly re-doing the directory which is included in this packet.

5. NEWSLETTER

Pat Schaff reported the next newsletter will be out in February after the Annual Meeting.

6. ARCHITECTURAL CONTROL

Jack Lohrentz mentioned that the M & I Bank of Hilldale is proposing a bank and office building complex on Old Sauk. He will voice our concern about the traffic flow on Gammon and Old Sauk if this building does occur, at any appropriate meetings.

7. GREENWAYS

No report

8. NEW BUSINESS

Jack Lohrentz mentioned that a letter will be sent to all Walnut Grove homeowners about the January Board Meeting to be held January 23 at 10:00 A.M.

There was some discussion on either reducing the number of members on the board, consolidating board jobs, or leaving the officers and committee members the same. No decision was made.

The Board also discussed finding another building to meet in or meeting in a member's home.

9. ADJOURNMENT

The meeting was adjourned at 9:00 P.M. There wwill not be a December meeting unless there is new business to discuss.

Respectfully Submitted
Pat Schaff, Acting Secretary

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
MARCH 9, 1988

Present: Karen Bridger, Rick Conne, Dave Short, Gordon Hampel, and Pat Schaff

1. CALL TO ORDER:

The meeting was called to order by President, Karen Bridger at 7:10 P.M. at the home of Rick Conne.

2. SECRETARY'S REPORT

The minutes of the January 27, 1988 meeting were approved as read.

3. TREASURER'S REPORT

The Treasurers reports for January and February were approved as presented. As of March 9, 251 of 308 homeowners had paid their annual dues. After April 1st, depending on how many assessments are still outstanding, we may do a second billing. After that billing, 1% interest will be added to the dues.

4. ARCHITECTURAL CONTROL

No report. The committee has not met yet.

5. GREENWAYS

Rick Conne reported that Phyllis Lindberg had heard from David Larson who submitted a mowing bid for 1988. It will include a \$50.00 initial trimming of bushes along greenways and 12 mowings for \$185.00 ea. This was approved by the board. There was also discussion about the need for a clean-up detail for the greenway areas. If needed, this will be done later in Spring. Barefoot Grass will fertilize and provide weed control for the greenways and circles for \$588.00.

6. BLOCK CAPTAINS

Dave Short has put together "Welcome Packets" for new Walnut Grove homeowners. They include such items as a list of Walnut Grove Board officers, the annual report and the last newsletter. Directories when printed will also go in the packet.

7. SOCIAL

No report. Rick Conne mentioned he is organizing the couple's golf league again.

8. NEWSLETTER

Pat Schaff reported the last newsletter went out in February. The next will go out around May. Only one item at this time. The Directory will be published in Spring using the old format.

9. NEW BUSINESS

The Board decided to initiate a Calling Tree to remind members of the date and place for monthly board meetings. Each member will call the next person on the list; if no answer after several tries, call the next person in line. If you cannot attend the meeting, let the President know. The tree will go as follows: Pres. Karen - V.P. Clay - Treas. Rick - Sec. Pat - Arch. Control Gene - Gordon - Greenways Phyllis - Block Captains Dave - Social Sue.

Karen Bridger displayed a map showing the proposed new development for the Sauk Creek commercial area. The Marine Bank will be putting up a temporary building. There will also be an Amoco convenience store and a retail/office/restaurant area. This is between High Point and Old Sauk. Also the M & I Bank of Hilldale will begin construction off Gammon Rd./Old Sauk in May.

10. ADJOURNMENT

The meeting was adjourned at 8:30 P.M. The next meeting will be April 13th, 7:00 P.M. at the First Wis. building on Mineral Point/Gammon Rd. in the Piper, Jaffery, Hopwood office.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pat Schaff".

Pat Schaff
Secretary, WGHA

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
APRIL 13, 1988

Present: Karen Bridger, Clay Russell, Rick Conne, David Short, Gordon Hampel, Sue North, Phyllis Lindberg and Pat Schaff

1. CALL TO ORDER

The meeting was called to order at 7:05 P.M. by President Karen Bridger at the First Wisconsin building.

2. SECRETARY'S REPORT

The minutes of the March 9th meeting were approved.

3. TREASURER'S REPORT

The March treasurer's report was approved. Rick Conne reported that there are 25 homeowners who have not paid the annual \$35.00 dues. A second notice is being sent to them.

4. ARCHITECTURAL CONTROL

Gordon Hampel gave notice that two home approvals were made for March and April. #113 - Approved enclosed porch and concrete patio at grade. Larry Ulrich - 9 Winterset Circle. #114 - Approved bay window and deck with fence. Bill Teschlon - 6 Rye Circle. At this time there was also discussion about the Wisconsin Academy for Adaptive Learners. The school director wishes to build a gymnasium using the old floor from the "Y." There will be a meeting on Wednesday April 20 at 7 P.M. in the Piper, Jaffrey, Hopwood Conference Room with the school's architect, director, Ron Trachtenberg and Wexford, Wyndemere, and Walnut Grove residents in attendance to discuss the addition of this permanent structure and also talk about the planting of grass and bushes between the school property and area homes.

5. GREENWAYS

Phyllis Lindberg reported that David Larson has been contracted to do our neighborhood mowing of greenways and that he has already done some cleaning in the Oxwood area. He will do 12 mowings.

6. BLOCK CAPTAINS

No report

7. SOCIAL

Sue North will set a Picnic date for an earlier date than the usual time. It's hoped that we will have a better turnout with the earlier date.

8. NEWSLETTER

Pat Schaff stated that she would put out a one page newsletter in April. The directory is on hold while a computer with a large enough capacity to hold all the information is being sought. There are about 50 corrections or additions.

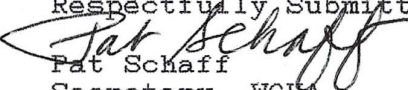
9. NEW BUSINESS

There was discussion on the Walnut Grove sign located by Walnut Grove Drive. The area disrupted by erecting the sign needs to be seeded. Karen Bridger and Rick Conne will look at the area and make an appropriate decision.

10. ADJOURNMENT

The meeting was adjourned at 7:55 P.M. The next meeting will be Wednesday May 11, 7 P.M. in the Piper, Jaffrey, Hopwood Conference room.

Respectfully Submitted


Pat Schaff

Secretary, WGHA

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
MAY 11, 1988

1. CALL TO ORDER

The meeting was called to order at 7:05 P.M. by President Karen Bridger. Those present were: Karen Bridger, Clay Russell, Dave Short, Sue North, Gene Prine, Phyllis Lindberg and Pat Schaff.

2. SECRETARY'S REPORT

The minutes of the April 13th meeting were read and approved with one correction. The school on Gammon Road is called the "Wisconsin Academy for Adaptive Learning".

3. TREASURER'S REPORT

None

4. ARCHITECTURAL CONTROL

Gene Prine reported that there have been two meetings of the committee. The "Academy" is planning a texturized metal 100 x 150 foot building to house a gym. They will do landscaping around this and also seed and landscape the berm behind the school. They will paint the present buildings and black top the parking lot and driveway.

There are presently two plans before the committee for home improvements.

Gene will also check into the question of a particular dog run in the neighborhood to see if it meets the code restrictions.

5. GREENWAYS

Phyllis reported that Barefoot Grass has completed the first fertilizing and weed control in the greenways. She noted that cable TV has done some work in the neighborhood and has not reseeded the areas that they worked on.

6. BLOCK CAPTAINS

Dave stated that the newsletter and picnic announcement had been delivered.

7. SOCIAL

Sue reported that a picnic flyer would go out in early June with a signup sheet. Sue will decide the type of food to serve and get a licensed bar tender to attend per city regulations. The date of the picnic is June 26th.

8. NEWSLETTER

Pat said the directory was at the printer's and would be done next week. It was decided that the next newsletter should contain the following reminders:

People should pickup after their dogs when they walk them.

Cats belong on leashes when outside.

Bicyclists should stay off lawns.

Golf balls are not to be hit in the park.

Commercial vehicles, boats and campers cannot be parked in drive ways.

List the officers and committee chairmen again.

9. NEW BUSINESS

There was discussion on whether or not dogs can be out all night or have to be domiciled in the house and what control we have over yelping dogs late at night. Dave said he would look for by-laws or covenants and architectural guidelines at the City County bldg.

10. ADJOURNMENT

The meeting was adjourned at 8:25 P.M. The next meeting will be Wednesday June 8th at 7:00 P.M. at the Piper, Jaffray, and Hopwood Conference room.

Respectfully Submitted

Pat Schaff

Pat Schaff
Secretaty, WGHA

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
JUNE 8, 1988

1. CALL TO ORDER

The meeting was called to order at 7:05 P.M. by President Karen Bridger. Those present were: Karen Bridger, Clay Russell, Phyllis Lindburg, Rick Conne and Jim Schaff representing Pat Schaff.

2. SECRETARY'S REPORT

The minutes of the May 11th meeting were read and approved.

3. TREASURER'S REPORT

The Treasurer's report for April was read and approved.
The Treasurer's report for May was then read and approved.

4. ARCHITECTURAL CONTROL

Karen reported that the Wisconsin Academy for Adaptive Learning has filed a timetable for construction with the city.

A building plan has been approved for the vacant lot on Foxboro Circle.

5. GREENWAYS

A motion was made and seconded to have the Association pay for the removal of a stump in the Springwood Circle greenway providing Phyllis makes an inspection and understands the work to be done.

It was also noted that grass seeding for the Walnut Grove Entry Sign has not been completed pending better weather.

6. BLOCK CAPTAINS

None

7. SOCIAL

Rick reported that plans for the picnic are proceeding.

8. NEWSLETTER

A newsletter was scheduled for July. This newsletter should contain information on the Walnut Grove Health Fund.

9. NEW BUSINESS

Clay Russell will chair the Walnut Grove Health Fund drive.

By-laws were passed out to those present, however due to the few members present discussion was withheld until another meeting.

10. ADJOURNMENT

The meeting was adjourned at 7:55 P.M. The next meeting will be Wednesday August 10th at 7:00 P.M. at the Piper, Jaffray, and Hopwood Conference Room.

Respectfully Submitted

Pat Schaff (Jim)
Secretary, WGHA

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
AUGUST 10, 1988

1. CALL TO ORDER

The meeting was called to order at 7:08 P.M. by President Karen Bridger. Members present were: Karen Bridger, Clayton Russell, Rick Conne, Dave Short, Gene Prine and Pat Schaff.

2. SECRETARY'S REPORT

The minutes of the June meeting were approved as read.

3. TREASURER'S REPORT

Rick Conne gave the June and July reports which were approved as given. There are two homeowners who haven't paid their assessment and liens have been put on their property. Rick also stated that the Walnut Grove Picnic cost a total of \$550.00.

4. ARCHITECTURAL CONTROL

Gene Prine said his committee has been involved with ten projects so far. Most have been decks, screen porches, little additions. There also has been a swimming pool and a new home on Foxboro. Karen Bridger mentioned that construction has begun on the gymnasium at the Wisconsin Academy for Adaptive Learning. Also, Kindercare may purchase a lot on the corner of Westfield and Old Sauk. It's currently zoned commercial. If they do purchase the land they are agreeable to allowing the Walnut Grove and Wexford Homeowner boards to see their proposed building plans. Karen has also been notified that there may be some zoning changes at Westfield and Old Sauk as a church may be interested in this land.

5. GREENWAYS

Rick Conne reported that our greenways have been mowed by David Larson and he is moving and selling his equipment to another youth in the neighborhood. David recommends this person to us for next year. He may come to our September board meeting. A tree was cut down in the neighborhood because it was in bad shape.

6. BLOCK CAPTAINS

Dave Short reported that he had a brisk business in requests for Welcome Packets from the block captains.

7. SOCIAL

No report.

8. NEWSLETTER

Pat Schaff put out a newsletter in August. It also contained the flyer for the Combined Health Fund Drive in the neighborhood. The board decided it would be a service to new people to print the names and phone numbers of representatives from Who's New and Newcomers in our newsletter next Fall. The next newsletter should contain a notice of our annual January meeting.

9. NEW BUSINESS

Nothing to report

10. ADJOURNMENT

The meeting was adjourned at 7:55 P.M. The next meeting will be Wednesday September 14th at 7:00 P.M.

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
SEPTEMBER 14, 1988

1. CALL TO ORDER

The meeting was called to order at 6:10 P.M. by President Karen Bridger. Members present were: Karen Bridger, Clayton Russell, Rick Conne, Dave Short, Sue North, Gene Prine, & Pat Schaff

2. SECRETARY'S REPORT

The minutes of the August meeting were approved as read.

3. TREASURER'S REPORT

The report for August was approved as given.
It was discussed and approved that Rick Conne will transfer \$4,000.00 from the NOW account to a Money Market account.

4. ARCHITECTURAL CONTROL

Gene Prine attended a meeting for Kindercare. They want to build in front of the church on Old Sauk. There was no opposition to this at the meeting. The committee also had a patio addition submitted for approval last month.

Gene reported on the problem of dogs barking in the neighborhood. This has been an on going concern on one street since May. The neighbors have talked to the offending party with no results. The board thought the neighbors should call the police and report the problem if it persists.

5. GREENWAYS

The greenways will be mowed by Torrey Nelson for the remainder of the season. He purchased the equipment from David Larson who moved. If his work is satisfactory, he will be considered for the job next spring.

6. BLOCK CAPTAINS

Dave Short will have a "Welcome Letter" printed for inclusion in the packet that goes to new Walnut Grove residents. It explains the formation of the neighborhood, the role of the homes association and some other helpful information.

7. SOCIAL

Sue North reported that the Picnic was not very well attended. One suggestion was to take the picnic fee out of our income from the dues and not charge admission. The board decided to offer the suggestion and ask comments at the annual meeting in January.

8. NEWSLETTER

Pat Schaff will publish a newsletter in early December. Along with names of new residents it will include an agenda for the annual meeting and possibly a proposed budget.

9. NEW BUSINESS

A short discussion was held on the way the Walnut Grove Park is mowed by the city. The board would like to see them mow closer to the trees.

10. ADJOURNMENT

The meeting was adjourned at 7:00 P.M. The next meeting will be Wednesday October 12th at 7:00 P.M.

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 12, 1988

1. CALL TO ORDER
The meeting was called to order at 7:05 P.M. by Vice-President Clayton Russell. Members present were: Clayton Russell, Rick Conne, Dave Short and Pat Schaff
2. SECRETARY'S REPORT
The minutes of the September meeting were approved as read.
3. TREASURER'S REPORT
The report from September was approved as given. Rick transferred \$4,000.00 from the NOW account to a Money Market account. The associationb received a bill from the Wisconsin Non Stock Corp. for \$31.00. Rick will check into this and see why it is changed and report back at our November meeting.
4. ARCHITECTURAL CONTROL
No report.
5. GREENWAYS
Rick reported that there were 10 mowings this year.
6. BLOCK CAPTAINS
No report
7. SOCIAL
No report
8. NEWSLETTER
Pat will publish a newsletter in early December. She will need articles from other board members by the November meeting. Garden Club has an article for the newsletter also and there are some more additions to the Directory.
9. NEW BUSINESS
Clay will speak to Ron Trachtenberg about a proposed Shopping Center to be built at Westfield and Old Sauk.
10. ADJOURNMENT
The meeting was adjourned at 7:25 P.M. The next meeting will be on Wednesday, November 9th at 7:00 P.M. at the Piper, Jaffray, Hopwood Conference room.

Respectfully submitted
Pat Schaff
Secretary WGHA

WALNUT GROVE HOMES ASSOCIATION
BOARD MEETING MINUTES
NOVEMBER 11, 1988

1. CALL TO ORDER
The meeting was called to order 7:05 P.M. by President Karen Bridger. Members present were: Clay Russell, Rick Conne, Phyllis Lindburg, Dave Short and Pat Schaff.
2. SECRETARY'S REPORT
The minutes of the October meeting were approved as read.
3. TREASURER'S REPORT
The report from October was approved as given. Rick paid \$31.00 to the Secretary of State for WGHA corporate registration. The 1989 budget was given and discussed. There were some minor changes recommended and Rick will present the budget at the annual homeowners meeting in January. It was recommended to leave the annual assessment @ \$35.00 per household.
4. ARCHITECTURAL CONTROL

Clay reported that the shopping complex we thought might be at Westfield and Old Sauk will in fact be at Old Sauk and the beltline.
5. GREENWAYS
No report.
6. BLOCK CAPTAINS
No report.
7. SOCIAL
No report.
8. NEWSLETTER
Pat said the newsletter will go out in early December. Articles for inclusion should be to her by November 15th. An announcement of the annual meeting will be included in this newsletter along with notice of 4 positions to be filled at the annual meeting.
9. NEW BUSINESS
The Annual Meeting will be January 21, 1989 at the M & I Bank of Hilldale building on Gammon Road and Old Sauk at 10:00 A.M. An agenda and letter will be sent to all homeowners in Walnut Grove at least two weeks but not more than three weeks in advance of the meeting. There are four board positions to be filled at the general election in January and anyone interested should contact Clay Russell (833-4455).
10. ADJOURNMENT
The meeting was adjourned at 8:15 P.M. There will be no December meeting and the new board will meet after the general election and annual meeting January 21, 1989.

Respectfully submitted
Pat Schaff
Secretary WGHA