

WALNUT GROVE HOMES ASSOCIATION  
ANNUAL MEETING MINUTES  
JANUARY 21, 1989

The 1989 meeting was called to order by President Karen Bridger at 10:00 A.M. at the M & I Bank of Hilldale, 7001 Old Sauk Road. There were 34 members present eligible to vote (A couple has one vote) and there were 48 proxies so a quorum was established. The 1988 Annual Meeting Minutes were not available to be read.

There was a deviation from the agenda, and Mr. Bob Voss, representing Westaire Inc., spoke next on the proposed shopping center to be built at W. Beltline and High Point Rd., north of Old Sauk. There is a proposal to change the General Development Plan for the remainder of Wexford and this shopping center would be part of that change. It would include a 15 acre development with a 150,000 sq. ft. shopping center containing a 24 hour Sentry food store (total 51,000 - 60,000 sq. ft.), another store about 30,000 sq. ft. and a third store of 15,000 sq. ft. There would also be three out pads included. Several traffic flow studies have been conducted on the impact this center would have on the neighborhood. There would be a definite increase in traffic from the Beltline to High Point Road.

The Treasurer's report was presented by Rick Conne, Lee Bailey moved to accept the report and it was seconded by Marcia Falk. The motion was approved unanimously. Another motion was made by Bill Jolicoeur to approve the 1989 budget, a second was made by Lorraine Grant and the motion passed.

A motion was made by Lee Bailey to provide every homeowner with more detailed financial information; with lack of a second, the motion died.

Rick Conne stated that he will make a more determined effort to get financial news out to Walnut Grove homeowners. He also stated that a financial statement is given and approved at every board meeting and that all homeowners are welcome to attend any meeting.

Committee reports were given as follows:

ARCHITECTURAL CONTROL

Gene Prine reported that his committee approved one new home plan and several decks and patios. There are two lots left in Walnut Grove.

GREENWAYS

Phyllis Lindberg reported that there were 9 mowings of the greenways in 1988. We also paid to have a dead tree removed, and for weed control and fertilizing of the greenways. Money was also given for circle improvements. A total of \$3,056.84 was spent on the above items. She was asked about the light out in Walnut Grove Park and that is the responsibility of the city. A question was brought up about the drainage ditch behind Whitacre and Westfield which is also city property.

BLOCK CAPTAINS

David Short reported that the Block Captains delivered Welcome Packets to new residents and Newsletters to all residents this year. He also reminded neighbors of the availability of etching tools to mark your valuables. David thanked the Block Captains for all they've done this year.

## SOCIAL

Sue North reported on last year's picnic and informed the group that this year's picnic will be free to all homeowners in an effort to get better attendance. There was brief discussion on the best time to have the picnic. Other social activities in the neighborhood include several bridge groups, golf, and garden club.

## NEWSLETTER

Pat Schaff reported that there were 4 newsletters this year. They include items such as social events, neighborhood news, annual budget, and directory updates. A new directory was also published this year.

## NOMINATIONS AND ELECTION

Four members of last year's board had fulfilled their term of office for 2 years. They were: Rick Conne, David Short, Phyllis Lindberg, Pat Schaff.

Volunteers to serve a two year term were nominated and they were:

Lee Bailey	609 Walnut Grove Drive
Robert Becker	1 Farmington Court
Jean Rogers	209 N. Westfield Road
Rick Conne	5 Oxwood Circle

Dennis Foemmel made a motion to accept the nominations as presented and it was seconded by Glen Bridger. The vote passed unanimously. Remaining board members are: Karen Bridger, Clay Russell, Sue North, Gene Prine, Gordon Hampel.

Ron Trachtenberg, alderman, spoke on the proposed shopping center development at the W. Beltline. He stated he would push for a branch library at that site also. He also answered questions on the school and gymnastics building off Old Sauk and Gammon. The land had been zoned R I which made it available for such use.

He will take concerns such as flooding the park for ice skating; lines on the basketball court, practice board on the tennis courts and light out in the park, to the city for consideration. Our neighborhood must show need to have the park flooded as the Parks budget is extremely limited. The board must also let him know how it wants the Park mowed. Neighbors complained of unshoveled city sidewalks on Old Sauk and bad cracks in the street on Farmington Court. Ron will also have a squad car checking for speeders on Old Sauk/Westfield area per a request.

A special report from Ann Neviasser, Dane County Supervisor, was made available at the meeting. A county tax reduction for this year and proposed recycling program were two of the highlights.

Nancy Kaufman, Sauk Creek Neighborhood, spoke of the concerns of her neighbors on the added traffic that would result from the proposed shopping center at W. Beltline and High Point. She asked that we all ask more questions and presented the fact that a much smaller neighborhood shopping area had been originally planned for Westfield/Old Sauk area. The proposed plan for the new center would be more of a community shopping center drawing in a lot more traffic.

## GENERAL DISCUSSION

Joan Kroul expressed her concerns about the traffic flow from the proposed center and asked the Board to communicate more about the

proposal to Walnut Grove residents. Lorraine Grant also suggested that the Block Captains would be willing to deliver the necessary information. Karen Bridger asked residents to please call if they have any questions. She has been involved in several small group meetings on the center proposal.

A motion to adjourn was made by Gordon Hampel and a second was made by Glen Bridger. The motion passed and the meeting was adjourned at 12:30 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pat Schaff". The signature is written in dark ink and is positioned below the typed name.

Pat Schaff  
Secretary WGHA

## Minutes of the January 23, 1989 Board Meeting:

The January 23, 1989 meeting was called to order by President Karen Bridger at 7:05 PM. Members present were Karen Bridger, Clay Russell, Sue North, Rick Conne, Gene Prine, Gordon Hampel and Pat Schaff, all old board members. New board members present were Lee Bailey, Jean Rogers and Bob Becker.

Minutes from the November board meeting were read and approved (North, Russell).

The November treasurer's report was read and approved (Rogers, North). The December treasurer's report was read and approved (Russell, North).

Karen explained the duties of each office and position on the board.

The following slate of officers were nominated:

- .Karen Bridger for president (Bailey, Prine)
- .Clay Russell for vice-president (North, Hampel)
- .Rick Conne for treasurer (North, Rogers)
- .Bob Becker for secretary (Prine, North)

Each officer was voted to their respective positions unanimously by the board.

The committee positions on the board were discussed and agreed upon as follows:

- .Architectural control: Gene Prine and Gordon Hampel will retain their positions
- .Block captains: Jean Rogers
- .Greenways: Lee Bailey
- .Social/Newsletter: Sue North. Clay volunteered to help with the newsletter, if needed.

## Old Business:

There was no old business.

## New Business:

### Block Captains:

There was some discussion about the duties of block captains and the possible need for a refresher for some captains regarding their responsibilities. There was a general consensus that the current system was working adequately. No motions were made.

### Shopping Center:

Karen explained various shopping center alternatives for High Point and Old Sauk Roads. Current and projected traffic totals for Walnut Grove and surrounding neighborhoods were outlined. The ensuing discussion covered landscaping, a library at the site, night deliveries and the number and type of pads. Each

Minutes of the January 28, 1989 Special Board Meeting:

A special board meeting was called for January 28, 1989 to discuss the shopping center proposal for High Point and Old Sauk Roads. The meeting was called to order at 9:15 AM. Members present were Karen Bridger, Sue North, Rick Conne, Gene Prine, Gordon Hampel, Lee Bailey and Bob Becker.

Karen Bridger explained the current joint position of the various home associations adjacent to the development site. The key attributes of the current position call for 8½ acres instead of the proposed 15 acres, a much reduced Sentry store in terms of size, extensive landscaping, minimal lighting and signage along with a reduction in the number of pad sites.

No vote was taken at the board meeting regarding a stance toward the shopping center. The board agreed that Karen Bridger should act as the key spokesperson during the upcoming meetings until the next board meeting when she will update the group.

The meeting adjourned at 10:15 AM.

Respectfully submitted,

Robert Becker  
Secretary

Minutes of the February 13, 1989 Board Meeting:

The meeting was called to order at 7:05 PM. All board members were present except for Jean Rogers.

The minutes of the January 23, 1989 board meeting were read and approved (Russell, Conne). The minutes of the January 28, 1989 special board meeting were read and approved (Russell, North).

The January financial report was read by Rick Conne. Lee Bailey mentioned that he would like to bring up the amount of liability insurance we currently pay at the next meeting. There was also discussion that a proposal is needed for cutting the lawns in the summer, Lee Bailey and Gordon Hampel will followup.

On the social front, it was recommended that a date be set for the picnic at the March meeting. It was suggested that organized activities such as volleyball or a treasure hunt for children might increase neighborhood participation.

A date for the board dinner was set for March 6. The following motion was made by Lee Bailey, seconded by Gordon Hampel. "I hereby move that the WGHA Board of Directors refrain from using any of the WGHA membership assessed fees to pay for the 'So-called' annual WGHA Board of Directors' dinner." The motion was voted down 5-2, with one member abstaining. Voting for were Bailey and Hampel, with Becker abstaining.

Another motion was made. "Each year the board should vote regarding whether the payment for the traditional annual dinner comes from association dues or individual payment by board members." The motion was voted down, 4-2, with one member not voting (Bailey) and one member now absent (Russell). Voting for the motion were Conne and North.

Other Business:

The latest information on the shopping center was provided by Karen Bridger. This project was to be presented to the City Planning Commission on February 28. A proposed dental clinic on Old Sauk and a small shopping center on Mineral Point & Tree Lane were also discussed.

Bridger read a letter from Ald. Trachtenberg regarding the requests made at the annual meeting. All requests are to be completed with the exception of the tennis backboard in the park (due to the \$3500 cost, half of which would need to be matched by the neighborhood) and the ice skating rink. Becker volunteered to draft a letter to Trachtenberg restating WG's position on the rink.

A motion was made to adjourn at 8:40 PM (Becker, Conne). The motion carried.

Respectfully submitted,

  
Bob Becker

Minutes of the March 13, 1989 Board Meeting:

The meeting was called to order at 7:05 PM. All board members were present except for Lee Bailey, Gordon Hampel and Sue North. The secretary's minutes of the previous meeting were read and accepted (Conne, Rogers). The treasurer's reports for January and February were also read and accepted (Becker, Russell).

There was no architectural control news to report. On the social scene, the date of the picnic was set for Sunday, September 10. Jean Rogers reported that the spring newsletter was sent out and being delivered.

There was a lengthy discussion regarding the Wisconsin Academy of Adaptive Learning. There were concerns expressed about the building's commercial use, its landscaping and non-compliance of the building agreement. As a followup, Karen Bridger is to draft a letter to the zoning administrator stating the board's position. She is also to draft a letter of support for the dental clinic on Old Sauk Road following a motion made in its support (Conne, Rogers).

It was agreed to discuss the \$1,750 fee for a tennis backboard at Walnut Grove Park at the next annual meeting. Bob Becker submitted a draft of a letter to Ald. Trachtenberg regarding the renewal of an ice skating rink at Walnut Grove Park for the 1989-90 winter season. It was agreed the letter should be sent as soon as possible.

The meeting was adjourned at 8:35 PM. (Conne, Becker).

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Bob', is written above the printed name of the secretary.

Robert Becker, Secretary

Minutes of the April 10, 1989 Board Meeting:

The meeting was called to order at 7:05 PM. All members were present except for Gene Prine and Jean Rogers. The March 13 minutes were read and accepted (Conne, Russell). The treasurer's report stated that as of today's meeting, 36 households remained unpaid for 1989 association dues. The financial report was then read and accepted (Russell, North).

During the greenway report, Karen Bridger indicated that Torrey Nelson had submitted a bid for summer mowing amounting to \$185 per time. He also had supplied a statement of intention for insurance coverage. The following motion was approved unanimously "The motion is made that Torrey Nelson's bid for summer mowings at \$185 per time be accepted." (Becker, Bailey).

There was no block captain, social or architectural control report.

Four Walnut Grove residents, Pat Thomas, Dan Andersen, Amanda and Norman Gilliland, now joined the meeting. The meeting chair passed to Clay Russell to avoid any conflict of interest by Karen Bridger. The neighbors stated their opposition to the Wisconsin Academy of Adaptive Learning due to the building's continued commercial use, non-compliance with the building agreement and lack of adequate landscaping. The neighbors asked the board for aid in funding legal representation prior to an April 22 meeting with WAAL in which the following subjects are to be discussed:

- appropriate commercial use for the building
- the building's landscaping
- the building's appearance
- the future plans for the temporary buildings

The following motion was made by Bob Becker and seconded by Clay Russell, "The Walnut Grove Board of Directors will authorize up to \$300 to fund an attorney to determine a legal position on Lot 65 land use in the Walnut Grove subdivision. This motion is subject to the home association not being held liable in any way for funding legal representation." The motion passed unanimously.

The Old Sauk/High Point shopping center was briefly discussed. It is to come before the Planning Commission for a vote prior to the next Board of Director's meeting.

Lee Bailey made a motion, seconded by Gordon Hampel, that "the minutes of each meeting and the monthly treasurer's report are to be distributed to each Walnut Grove homeowner after every meeting." The motion failed, 5-2.

The meeting was adjourned at 9:05 PM.

Respectfully submitted,



Robert Becker, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of May 8, 1989

The meeting was called to order at 7:07 PM. Board members present were: Karen Bridger, Clay Russell, Rick Conne, Jean Rogers and Gordon Hampel.

The April 10th minutes were read and approved. (Conne, Russell)

The treasurer's report was read and approved. (Rogers, Hampel)

Approximately 21 property owners have not paid their 1989 dues.

Committee Reports:

Architectual Control - a fence was approved for a property on Oldfield Road.

Greenways - Torrey Nelson and Rick Conne had toured the greenways. Litter will be picked up very soon by Torrey and/or his brother.

- a motion was made and approved to donate \$25.00 to the Wexford Village Condo Association to defray the costs of seeding by the Walnut Grove sign. (Conne, Russell)  
The seeding had already been done by Wexford.

Block Captains - there are 5 block captain changes; an updated list will appear in the next newsletter.

Social - the golf league has started.

Newsletter - the next newsletter is due out in June.

Old Business:

Wisconsin Academy of Adaptive Learning - tentative landscaping plans have been established; the parking lot is supposed to be paved by June 1.

Proposed Shopping Center - the newest plan is coming before the Planning Commission on May 15.

New Business:

Williamsburg Apartments - they want to put up detached garages.  
There will be a meeting on May 10 at M&I Bank regarding this subject.

The meeting was adjourned at 8:15 PM (Rogers, Hampel)

Next meeting is June 12 at 7:00 PM.

Walnut Groves Homes Association  
Minutes of June 12, 1989 Meeting

The meeting was called to order at 7:07 PM. All board members were present.

The secretary's notes from the May 8 meeting were read and accepted (Conne, North). The treasurer's report was read and accepted (Becker, North).

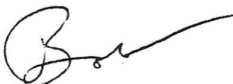
Rick Conne reported that 20 property owners have yet to pay their annual association dues. He asked that board members help contact these people in person regarding their dues and the list of names was split among various volunteers.

The greenways have been mowed 3 times to date. The date of the next newsletter release is likely to be in early July. The picnic is set for Sunday, September 10.

There was some discussion regarding the payment of annual association dues from the Wexford Condominium owners. Lee Bailey moved that this item be put on the agenda at the next meeting (Bailey, Hampel). The motion carried.

The next meeting is scheduled for Monday, August 14. The meeting adjourned at 8:21 PM. (Russell, Rogers).

Respectfully submitted,



Robert Becker  
Secretary

WALNUT GROVE HOME ASSOCIATION  
MINUTES OF AUGUST 14, 1989 MEETING

The meeting was called to order at 7:07 PM. Board members present were Karen Bridger, Rick Conne, Clay Russell, Jean Rogers and Bob Becker. A Walnut Grove resident, Pam Conrad, also attended the meeting.

The minutes of the June 12 meeting were read and accepted (Conne, Rogers). The treasurer's reports for June and July were read and accepted (Rogers, Becker).

Rick Conne reported that there are still 9 households that owe association dues. Letters are being sent to these homes regarding the possibility of a lien being placed against their property.

On greenways, Pam Conrad indicated a need for trimming trees and overgrowth along with cleaning out dead brush in various greenways. She also indicated the need to cut down a partially dead oak tree near her house in a greenway by Harwood Circle. The ensuing discussion centered on cost effective ways to do the trimming and the possibility of setting up a special greenway cleanup/brush trimming day using volunteers.

The following next steps are to be taken:

- o Rick Conne is meeting Pam on August 15 to visually inspect some of the greenways.
- o Rick is to get a quote from Dennis Harrington on greenway trimming costs and make a determination of how much area could be covered for \$500 and \$1,000.
- o A tentative date for a neighborhood "trimming and greenway cleanup day" has been set for Saturday, September 23 pending the above actions. Signup sheets will be available at the picnic and notifications may be attached to the picnic newsletter.

On social, the picnic is scheduled for Sunday, September 10. Bob Becker is to coordinate various activities including volleyball, a free throw shooting contest and a 3 point contest. A motion was made to provide up to \$100 for small prizes for these events (Conne, Russell). The motion was approved.

A motion was made to formally thank Lee Bailey for doing an excellent job in repairing the Walnut Grove neighborhood sign (Becker, Russell). The motion carried.

The meeting was moved to adjourn at 8:05 PM (Bridger, Russell).

Respectfully submitted,



Robert Becker, Secretary

# WALNUT GROVE HOMES ASSOCIATION

Minutes of September 11, 1989

The meeting was called to order shortly after 7:00 PM. Board members present were Karen Bridger, Clay Russell, Rick Conne, Sue North and Jean Rogers. Pam Conrad also attended the meeting.

The minutes of the August 14 meeting were approved as written. The treasurer's report was accepted as reported. Only 6 lots remain outstanding; three will probably require liens. A motion was made (Rogers, Conne) to print the name of the six families in default in the next newsletter. It carried unanimously.

Two properties had improvements approved by the architectural committee.

A motion (Conne, North) was approved to authorize three more mowings at \$185.00 per mowing. The 10 previously approved mowing have already been used up. The additional mowing will be September 16, September 30 and October 14 if needed.

Discussion followed regarding Greenway tree trimming and brush clean up. Rick Conne will contact the tree trimmer and Sue North will put the "clean up" date in the next newsletter pending board approval of the quotation by the tree trimmer.

New block captain on Rye Circle is Margie Moeller.

Picnic attendance was approximately 300 people, a successful event. Next year plan on an addition of \$5.00 per family in the budget to pay for the picnic; probably should have tickets to help fine tune the numbers attending for food purposes.

Newsletter will be out by October 1; material due to Sue North by September 25.

Shopping Center update: no new information.

Ice Skating Rink: proposed now at the south end of the park near Westifield Road. Karen Bridger will send letter asking for benches by the rink.

The next meeting will be Monday October 2, 1989 at 7:00 PM. Meetings for the rest of the year will be the first Monday rather than the second.

Meeting adjourned at 8:05 PM.

Respectfully submitted,

Jean Rogers and Clay Russell  
Acting Secretaries

WALNUT GROVE HOME ASSOCIATION

Minutes of October 2, 1989 Board Meeting

The meeting was called to order at 7:07 PM. Karen Bridger, Rick Conne and Bob Becker were present. This did not represent a quorum. The minutes of the September 11 board meeting were read and accepted. The September treasurer's report was also reviewed and accepted. Rick Conne asked that a special board meeting be considered for December to have the board members review the 1990 operating budget prior to the annual meeting. There was no report on architectural control, greenways or block captains.

The newsletter is to be sent out in the next two weeks. Karen will supply Sue North with an article on the shopping center status and Bob will supply an article on the ice skating rink.

Karen discussed a new shopping center proposal that has just been filed for Old Sauk and Westfield Roads. The plan goes to Urban Design on October 18, the Plan Commission on November 6 and to the City Council on November 21. Karen will update the Walnut Grove residents in the next newsletter and encourage them to write to Ald. Trachtenberg and the Planning Commission stating their opposition.

There was no new business.

The meeting adjourned at 7:55 PM.

Respectfully submitted,



Robert Becker  
Secretary

WALNUT GROVE HOME ASSOCIATION

Minutes of November 13, 1989 Board Meeting:

The meeting was called to order at 7:06 PM. In attendance were Karen Bridger, Clay Russell, Jean Rogers and Bob Becker. The minutes of the October 2 meeting were read and accepted (Russell,Rogers). The October treasurer's report was read and accepted (Rogers,Russell).

There will be one more newsletter prior to the end of the year, primarily to announce the annual meeting. The annual meeting will be scheduled on January 20.

Jean Rogers made a request to see if the board could be more persuasive in getting the city to keep a light working in Walnut Grove Park. Karen Bridger indicated she would followup on this request.

The shopping center on Westfield and Old Sauk is scheduled to go to the transportation committee on November 15 and the city council on November 21. The board's position is for no commercial development on this site.

A motion was made and approved that the ice skating rink at Walnut Grove Park allow hockey on Saturdays and Sundays from 8:30 until 11:30 AM. (Russell,Becker). Hockey playing will not be allowed at any other time. This will be posted by the Parks Dept. at the rink site and also be a topic in the next newsletter.

The meeting was adjourned at 7:34 PM. (Becker,Russell).

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Bob Becker', written in a cursive style.

Robert Becker, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of December 4, 1989 Board Meeting:

The meeting was called to order at 7:10 PM. In attendance were Sue North, Rick Conne, Karen Bridger, Gordon Hampel, Clay Russell and Bob Becker. The minutes of the November 13 Meeting were read and accepted (Conne, North). The treasurer's report was read and accepted (Becker, Russell).

Rick Conne went over the 1989 and 1990 budgets. In 1989 YTD expenses through December 1 have amounted to \$9,295.24 with total year expenses projected to run about \$9,920. The 1989 budget was \$11,100. Rick recommended a 1990 budget of \$12,700 broken down as follows: Utilities \$1,400; Greenways \$6,000; Insurance \$1,000; Professional Services \$1,500; Newsletter \$300; Miscellaneous \$500; Neighborhood Projects \$2,000. Rick recommended that the 1990 assessment be increased to \$40 per household to cover the budget. A motion was made to approve the budget including the new assessment (Hampel, North). The motion carried.

On architectural control, there was a complaint about a chain fence at 22 Springwood Circle. Rick and Gene Prine are to investigate it.

The annual meeting is to be held on Saturday, January 20 at 10:00 AM at the M&I Bank on Old Sauk Road. The newsletter to announce the meeting is to go out shortly.

The meeting adjourned at 8:25 PM.

Respectfully submitted,



Robert Becker  
Secretary