

WALNUT GROVE HOMES ASSOCIATION

Minutes of January 20, 1990 Annual Association Meeting:

The meeting was called to order at 10:07 AM by President Karen Bridger. There were 32 households represented, 26 in attendance and 6 by proxy. This represented a quorum.

The minutes from the 1989 annual meeting were read by Secretary Bob Becker. A motion to accept the minutes was passed unanimously. Treasurer Rick Conne reviewed the budget expenditures for 1989 and then outlined the proposed 1990 budget. The total amount of the 1990 budget is \$12,700. This translates into a \$40 assessment per lot. There was a motion to approve the budget which passed unanimously.

The following new board members were elected: Carol Bear, Pam Conrad, Fred Koenecke, Susan Mohoney, Larry Ulrich and John Wise.

An architectural control update was given. Building occurred on 1 of the 2 remaining lots in the past year plus there were various remodeling projects. There was a concern expressed regarding contact of neighbors before a new house or remodeling project starts.

The greenway report mentioned the need for a person to be hired to cut the greenways this summer. There was no major block captain news to report. On social, Sue North reported that the picnic was a huge success, largely due to it being a free event for the first time. It will continue to be a free event in 1990.

The new business discussion focused on the shopping center proposal for Old Sauk & High Point Roads. The board will keep the neighborhood informed via a newsletter to be released in late January or early February. There was also a brief discussion of children trespassing through yards as a shortcut.

The outgoing board members were thanked for their contributions over the past two years.

The meeting adjourned at 11:35 AM.

Respectfully Submitted,



Robert Becker
Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of January 29, 1990 Board Meeting:

The board met on January 29 with the primary purpose of electing new officers and to discuss the latest shopping center proposal. President Karen Bridger called the meeting to order at 7:07 PM. The minutes from the previous meeting held December 4 were read and approved. There was no treasurer's update.

The following board members were elected to these positions:

President:	Rick Conne
Vice President:	Bob Becker
Treasurer:	Carol Bear
Secretary:	Pam Conrad
Architectural Control:	John Wise
Greenways:	Fred Koenecke
Block Captains:	Jean Rogers
Newsletter:	Larry Ulrich
Social:	Sue Mohoney

There was discussion on the latest shopping center proposal for Old Sauk and High Point Roads. It is to be a 90,000^{sq} foot shopping center with a 45,000^{sq} foot grocery store on a 10 acre site. The hours of the center would be limited from 7 AM to 11 PM. There would be 5 acres of multi-family housing behind the site. The original design for 3 pads has been reduced to 1. The proposal would include a zoning change for the Old Sauk and Westfield Road site to be changed from commercial to multi-family.

The proposal is to be put in front of the Planning Commission on March 5 and the City Council on March 20, if the current schedule holds.

It was recommended that the general proposal be communicated to all Walnut Grove homeowners via a letter to be written by Rick Conne, informing them of the latest proposal. It was also recommended that the board does not formulate an opinion until the residents can be polled, either informally or at the February 19 meeting.

The next meeting is scheduled for February 19 at 7:00 PM. It also should be noted that all board members were in attendance at this meeting except for Jean Rogers.

The meeting was adjourned at 8:55 PM.

Respectfully Submitted,



Robert Becker
Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of February 19, 1990 Board Meeting:

The board meeting was called to order at 7:05 by President Rick Conne. Board members present were: Rick Conne, Carol Bear, Pam Conrad, John Wise, Larry Ulrich and Sue Mahoney. The minutes of the previous meeting (January 29, 1990) were read and approved as corrected. The treasurer's report was read and approved. (Mahoney, Wise)

Reports of Committees:

Architectual Control - John Wise reported no activity but stated that he will be getting together with Gene Prine in the near future. Gene has agreed to stay on the Architectual Control committee.

Newsletter - Larry Ulrich reported that he hopes to have the newsletter out by April 1.

Block Captains - Rick Conne reported that the new block captains will be listed in the new directory which should be distributed by March 1.

New Business:

Rick Conne received a letter from the Parks Department asking our Association if there were any improvements we would like to see in our park. There was some discussion about the ice rink which was put in this winter, especially how poorly it was done and its small size. Rick will write a letter to the Parks Department about this issue.

Rick Conne moved that the Association establish a new Political Liason committee to be chaired by Sue Mahoney. This committee will work directly with our board, neighborhood residents and Alderpersons and other city officials. The motion was seconded (Conrad) and voted upon favorably.

Old Business:

The remainder of the meeting was devoted to discussion on the proposed shopping center at Old Sauk and High Point Roads.

Three Sauk Creek representatives were present and reiterated their subdivision's position on the shopping center, namely, that they would support a 50,000 square foot center with a 22,500 square foot grocery store at the Highpoint location. The center should be open only from 6 a.m. to 12 p.m. and aimed exclusively at neighborhood-type businesses. The Sauk Creek board opposes any shopping center at the Westfield site. The representatives also discussed briefly some of the additional building plans proposed along Old Sauk Road, that is, a church and day care facility. They also announced that the earliest possible date for the developers to bring their proposal for the shopping center before the Planning

February 19, 1990 minutes, cont.

Commission would be April 17th.

Rick Conne reported on several letters and phone conversations of neighborhood residents on the topic of the shopping center. There appeared to be no consensus from these residents.

Ann Neviasek spoke several times during the meeting and stated that she believed that the Planning Commission will not go along with a 90,000 square foot proposal at that site. She believes that if the surrounding neighborhoods are united, that the Commission will listen. The Planning Commission is not looking for a court battle with the developer. She also stated that Ron Trachtenberg should begin working with other alderpersons to change the zoning for the Westfield site to multi-family housing, instead of accepting that this zoning change will come about as part of the shopping center package.

Points discussed during the remainder of the meeting by residents and board members included the following:

1. We need a viable center and anything less than 90,000 square feet is not viable.
2. An opinion was expressed that no commercial development at either site should be supported by the neighborhood.
3. Land value was discussed and the fact that the proposed center would naturally attract shoppers from both sides of the beltline.
4. Another resident wondered if the proposed center would take business away from the WestTown area thus increasing traffic in our area.
5. There was some talk about the national trend toward smaller, neighborhood centers of 50,000 square feet and less where the convenience of the shopper was foremost.
6. Traffic patterns through our neighborhood was discussed briefly.
7. The potential of more mini-malls springing up in the area was suggested.
8. Concern was expressed that if the 90,000 foot center is not accepted at this time that a larger, more intrusive center might be proposed when the political winds change.
9. A statement was made that every mayoral candidate to date supports the 50,000 square foot shopping center at the Westfield site and that 90,000 and 120,000 square foot centers are too large. 50,000 square feet is deemed "neighborhood sized" for Madison.

Rick Conne moved that the board delay their vote on the shopping center proposal until their next meeting. The motion was seconded (Mohoney) and the vote was favorable.

The next board meeting will be on March 19, 1990 at 7:30 p.m. at the M&I Bank.

The meeting was adjourned.

Respectfully Submitted,
Pam Conrad, Secretary



WALNUT GROVE HOMEOWNERS ASSOCIATION
TREASURERS REPORT 1-1-90 THRU 1-31-90

NOW ACCOUNT BALANCE 1-1-90

\$4,411.82

Income

Int. Dec.	19.53
Int. Jan.	18.17

37.70

Expenses

Bob's Copy Shop	30.19
Bell Law Office	45.00
Heritage Ins.	902.10
M G & E	130.25
Sue North	94.13
Bob's Copy Shop	17.46

1,219.13

Now Acct. Balance 1-31-90

\$3,230.39
=====

MONEY MARKET 1stWI.

Balance 1-1-90

\$8,537.12

Int. Dec.	43.87
Int. Jan.	44.09

Balance 1-31-90

\$8,625.08
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WALNUT GROVE HOMES ASSOCIATION

FEBRUARY 19, 1990

AGENDA

1. CALL TO ORDER
2. READING OF MINUTES
3. TREASURERS REPORT
4. COMMITTEE REPORTS
 - A. ARCHITECTURAL CONTROL
 - B. NEWSLETTER
 - C. GREENWAYS
 - D. SOCIAL
 - E. BLOCK CAPTAINS
5. NEW BUSINESS
 - A. PARKS PROPOSAL
 - B. NEW COMMITTEE - POLITICAL LIASON
 - C. DISCUSSION ON SHOPPING CENTER
 - D. OTHER
6. DATE OF NEXT MEETING - MARCH 19, 1990 - M & I BANK HILDALE - 7:30
7. ADJOURNMENT

WALNUT GROVE HOMES ASSOCIATION

Minutes of March 19, 1990 Board Meeting:

The board meeting was called to order at 7:40 by President Rick Conne. Board members present were: Rick Conne, Carol Bear, Pam Conrad, John Wise, Fred Koenecke, Jean Rogers, Sue Mohoney, and Bob Becker. The minutes of the previous meeting were approved. (Rogers, Wise) The treasurer's report was read and approved. (Mohoney, Becker) Two-hundred and fifty-seven properties have paid their Association dues as of this date with 49 outstanding. Second billings will be sent out April 1.

Reports of Committees:

Architectural Control - John Wise reported that he met with Gene Prine and now has his records. Gene Prine, Glen Bridger, and John Anderson have all agreed to stay on the committee. Three more new committee members are needed. There are no issues presently pending for the committee. There was some discussion on how best to inform prospective buyers of homes in our neighborhood about the Association and our bylaws.

Newsletter - Rick Conne announced that Larry Ulrich has resigned his board seat because he has accepted a new position out of state. Rick made a motion to have Horace Grooms fill this board position and take over responsibilities for the newsletter. Because Horace will be out of town for the next two to three weeks, Sue North will write the first newsletter. The motion was seconded (Koenecke) and the vote was favorable.

Greenways - Fred Koenecke noted that a renewal for services was received from Barefoot Grass for the coming season. He will be making the decision which company will provide services this year. John Olson and his son, who live in the neighborhood, are considering taking on the mowing of the greenways. If they choose not to do it, there will be an advertisement in the next newsletter to see if anyone else would like to take on this job. Fred will also be assessing the greenways to make a determination of which areas need trimming this year. Pam and Rick volunteered their services in this assessment.

Social - Sue Mohoney discussed several ideas:

1. Golf outing/tournament - No decision was made but a flyer may be put out to see how many people would sign up.
2. Brewer or Muskie outing - Sue will explore.
3. 4th of July parade in the neighborhood - favorable discussion by the board. There will be an announcement about the parade in the next newsletter so people can put it on their calendars. The parade may be around the park with refreshments afterwards in the shelter. There was also some discussion about an adult softball game.
4. Annual picnic - The picnic will be held on September 9, 1990.

March 19, cont.

Political Liason - Sue Mohoney and Rick Conne provided the board members with a list of the Planning Commission Board members. They recently attended an Urban Design meeting which was discussed later in the meeting.

Block Captains - Jean Rogers announced two new block captains: Debra Reisner for Colony and Irene Scallon for Greenhaven Circle. Jean also said that several people have told her that they miss the map in the new directory. She may include it in the next newsletter.

New Business:

Rick entertained discussion about the annual Board dinner. This is a dinner for new and old board members and their spouses. A decision was made to have the dinner once again on May 3 (tentative date) with cocktails at Rick's and dinner at a local restaurant.

The Health Fund Drive was presented by Rick to the board and there was some discussion whether to continue with it this year. The Drive prevents separate collections from organizations. Rick moved that we have the Drive once again, the motion was seconded (Becker), and the vote was favorable. Bob Becker will head it up.

Census Week will be March 23 to April 1. Every house will get a form to complete.

The Brush Collection schedule from the city will be put in the next newsletter.

Old Business:

The proposed shopping center at Old Sauk and High Point Roads was discussed at some length. Rick provided a copy of the proposal for all board members. He and Sue reported on the Urban Design Committee meeting which they recently attended. This committee is responsible for the aesthetics and placement of buildings. Ron Marsh made a presentation of his plans but he failed to make changes asked for in a previous meeting. A new meeting was scheduled for March 28 to review the amended plans. Mr. Marsh must make these changes if he hopes to present the shopping center plans at the April 2 Planning Commission meeting.

The Board was asked to vote on where they would support: 1. no shopping center/ non acceptance of the proposed center; 2. acceptance of the proposed 90,000 center; or 3. acceptance of a smaller than 90,000 square foot center which is strictly neighborhood-oriented. The initial vote was four board members for no shopping center and four members for the proposed 90,000 square foot center. After some discussion, six board members voted for "not accepting the 90,000 square foot center as proposed" and two member remained committed to the proposed center. The official Board of Directors decision

March 19, cont.

will be announced as "not accepting the proposed 90,000 square foot shopping center at the corner of Old Sauk and High Point Roads."

There was also discussion about the plans for the new Baptist Church along Old Sauk Road. These plans were also discussed at the Urban Design meeting. While the actual buildings appear well planned, the designer has placed 1,000 parking spaces right off Old Sauk Road in front of the main building. Objections were raised at this meeting about the number of parking spaces and the placement of both the parking lot and the building. A new plan will be submitted on March 21 by the architect. Rick will attend this meeting.

Karen Bridger also reported that she had attended the Planning Commission meeting where there was a proposal for a zoning change which would stop unrestricted use of residential property in Madison.

The next board meeting will be on April 16th and 7:30 at the M&I Bank.

The meeting was adjourned at 9:45 (Becker, Koenecke).

Respectfully submitted,

A handwritten signature in cursive script that reads "Pam Conrad". The signature is written in dark ink and is positioned above the typed name.

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the April 16, 1990 Meeting:

The meeting was called to order at 7:35 PM by President Rick Conne. Other board members present were Sue Mohoney, Carol Bear and Bob Becker. This did not represent a quorum. The meeting was also attended by five other Walnut Grove residents led by Lee Bailey.

The minutes of the March 19 meeting were read and accepted. The treasurer's report for the latest period was also read and accepted.

Architectural Control: No update.

Newsletter: A newsletter recently went out. Horace Grooms will now be taking over this position.

Greenways: We have received 3 quotes for summer mowing of the grass on a per time basis as follows:

Madison Horticultural	\$400 per time
Messner	\$310 per time plus tax
Conne Boys	\$200 per time

Because of the potential conflict in interest, Rick Conne abstained from all remaining discussion on lawn mowing selection and Bob Becker took the chair. There was some discussion of liability insurance of the Conne Boys and it was indicated that they would be covered under Rick Conne's homeowner's policy. A motion was made and seconded (Bear, Mohoney) to select the Conne Boys as the 1990 mowing service for the greenways. The motion passed unanimously.

Social: The July 4 celebration for Walnut Grove Park is shaping up. Sue Mohoney is reserving the shelter and payment of \$36.75 will go to the city shortly. The golf league is scheduled to start this week.

Political Liason: There was a brief discussion of the shopping center which is scheduled to go to the City Council for a vote on April 17. The Planning Commission has voted against approval. There was also a brief discussion of the Baptist Church proposal for Old Sauk Road. The Planning Commission has voted for its approval, however, after major landscaping adjustments.

Block Captains: Rick Conne indicated that he'd like the board to have a tea/social for the block captains. This is to be discussed at the next meeting.

New Business: Lee Bailey indicated a desire of some parties of the Wexford Condominium Association to secede from the Walnut Grove Homes Association, but did not want to discuss it at this meeting since there was no quorum present. Rick Conne indicated that he has received the opinion of two attorneys favorable toward the WGHA in this matter. Rick further indicated that if annual dues payments are not made, liens will be filed against the properties that are delinquent. There was some further inconsequential discussion.

The meeting adjourned at 8:35 PM.

Respectfully submitted,

Robert Becker
Vice President

WALNUT GROVE HOMES ASSOCIATION

Minutes of the May 21, 1990 Board Meeting:

The board meeting was called to order at 7:35 p.m. by President Rick Conne. Board members present were: Rick Conne, Carol Bear, Pam Conrad, John Wise, Fred Koenecke, Bob Becker, Sue Mohoney and Horace Grooms. Neighborhood residents also attending the meeting included Lee and Helen Bailey, Dale and Beth Roberts and Lynn Younger. The minutes of the previous meeting were read and approved. (Koenecke, Wise) The monthly Treasurer's report was distributed and approved. (Mohoney, Becker) There was a motion to approve last month's minutes and all motions made at that meeting. The motion was seconded and approved. (Becker, Bear)

Reports of Committees:

Architectural Control - John Wise reported that the committee has received four project requests: 2 decks, a porch and a fence. The only project not meeting area requirements was the fence project at 2 Sawick Circle. They have requested a 4 foot picket fence to enclose their backyard. The Architectural Control committee drew up modifications of the fence and submitted them to Mr. and Mrs. Roberts; however, the Roberts' were dissatisfied with these changes and were in attendance at this board meeting to discuss the project. There was discussion and additional documentation provided to substantiate their request. The board recommended that the decision be made by the committee after examining the documentation and seeing the property once again.

Newsletter - Rick announced that there is a June 1 deadline for material in the next newsletter. He is in hopes of having a newsletter out every two months. Quarterly financial statements will be included in future newsletters. Lynn Younger has volunteered to assist Horace with the newsletter in the future.

Greenways - Fred Koenecke announced that tree trimming will be done this fall in at least one commons area. Several light outages were noted and there was a request that Bill Wendle walk all greenways to check lights.

Social - Sue Mohoney announced that she has two additional committee members. A possible Brewer's Outing was discussed for August 18 (12:15 game). There are reduced tickets that day which will bring down the cost. She has figured that tickets and bus fare for a family of four would be about \$56. A flyer will be distributed to see what kind of response there is. The date for the neighborhood picnic is Sunday, September 9. The 4th of July Parade will be at 10:30 in Walnut Grove Park. The Association will furnish popcycles and drinks to all participants. Relay races and baseball game are also planned. Rick moved that \$50

May 21, 1990, cont.

be given to the Social Committee to purchase refreshments for the parade. (Conne, Wise)

Other Business:

Shopping Center - Rick announced that the City Council has turned down the proposal for the shopping center at Old Sauk and High Point Roads. Sue Mohoney and Rick discussed the initial proposal for a mediator to settle the issue between the neighborhood and the developers. However, the Planning Commission has appointed a three person committee to study the issue, therefore, no mediator is needed at this time. There were no new developments to report at this meeting.

Rick Conne met recently with Lee Bailey and discussed the following issues:

1. Board dinner - Mr. Bailey was against it and the topic will be brought before the annual meeting.
2. Mr. Bailey believes that the list of nominees for offices should be listed in the January letter announcing the annual meeting.
3. Mr. Bailey dislikes the excess funds carried by the association which are earmarked for special projects (such as repaving paths). He will bring up this issue at the annual meeting.
4. There was discussion about a \$300 payment to the Wexford Condos which was made on a one time basis for their permission to put the Walnut Grove sign on their property. There was also discussion about the mowing of the city property which adjoins the Wexford Condos property. Rick Conne suggested that Lee check with the city about the mowing.
5. Mr. Bailey believes that ALL new people in the neighborhood should get the packet of information from the Association when they move in. This will be addressed at the Block Captain tea.
6. Mr. Bailey restated his wish to succeed from the WGHA and his desire to get copies of all past minutes and treasurer's reports.

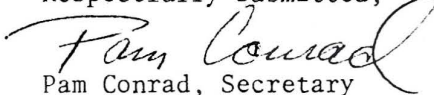
Westside Madison Community Festival - This will be held from May 30-June 3 at Elver Park. The announcement was passed around.

Luthern Church of the Living Christ - This church, which adjoins Walnut Grove property on Gammon Road, has requested to begin a pre-school for children ages 3 to 5. They anticipate beginning very small with perhaps only 10 students but expect the enrollment will grow. There was brief discussion and the board will send a letter to Alderman Tractenberg supporting the pre-school.

There was an announcement that 17 delinquent 1990 payments remained.

The meeting was adjourned at 9:25. (Koenecke, Bear)

Respectfully submitted,


Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the June 18, 1990 Board Meeting:

The board meeting was called to order at 7:35 p.m. by President Rick Conne. Board members present were: Rick Conne, Carol Bear, Sue Mohoney, Pam Conrad, Bob Becker, Horace Grooms and Fred Koenecke. Neighborhood resident Lynn Younger was also in attendance. The minutes of the previous meeting were read and approved as corrected. (Becker, Koenecke) The monthly Treasurer's report was distributed and approved. (Grooms, Becker) There was an announcement that there will be a quarterly Treasurer's report in the next association newsletter. It was also announced that there are 17 outstanding association fees and that officers will contact these residents individually about their fees before a third notice is sent.

Reports of Committees:

Architectural Control - The Architectural Control committee met once again on the subject of the requested fence at 2 Southwick Circle (Dale and Beth Roberts). The committee once again came to the conclusion that the fence needs to be 14 feet from the sidewalk. Rick Conne and John Wise visited the property and met with Mr. Roberts. Letters were exchanged and the decision is now in the Roberts' hands. The Association has notified the fence company and the city about our position on the fence.

Newsletter - Horace Grooms and Lynn Younger will get the newsletter to the printer within the week and hope to have it out by the end of the month.

Greenways - It was announced that there will be a new light on Greenhaven Circle because it was blown over in a recent storm. Additionally, Faren Electric Co. was called out to look over all other lights in the neighborhood and make needed repairs. Rick Conne reminded the officers that each street has \$30 per year for the upkeep of their circle.

Social - Lynn Younger ^(& Sue Mohoney) stated that there were only two responses to the Brewer outing so the committee will go no further with their plans. Jenö the Clown has been hired for the 4th of July Parade. She will serve as Grand Marshall of the parade, do a magic show and do face painting. It was moved and seconded that we allow \$100 towards the 4th of July Parade of which \$40 will go to the clown. Other ideas discussed at the meeting were a possible outing to the Greyhound Park in Wisconsin Dells and a progressive dinner.

Political Liaison - Rick Conne discussed a three member committee assigned by the Planning Commission whose charge is to study undeveloped lands along Old Sauk Road. There have been three meetings thus far and two to follow before recommendations will

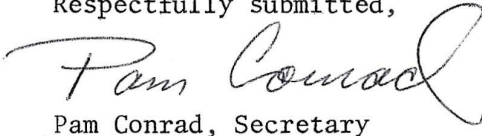
June 18, 1990, cont.

be made to the Planning Commission. In summary of some of these meetings, Rick noted that ideally all area neighborhoods would like no shopping center. However, if we are to have a center we do not want a "strip" center. Instead we would like a neighborhood center which contains service-oriented stores and has a unique look to it. The size, aesthetics and mix of the stores is very important. Rick also stated that the Westfield/Old Sauk site is still being sought for use in senior citizen housing. The Dean Clinic would also like to build next to the proposed shopping center site; however, the neighborhoods would like limited hours for the facility. At today's meeting of the committee, the developers once again reiterated their same plans for a 90,000 square foot shopping center with a large grocery store as its anchor.

The next board meeting will be on July 16th at 7:30 at the M&I Bank.

The meeting was adjourned at 9:05 p.m. (Becker, Mohoney)

Respectfully submitted,

A handwritten signature in cursive script that reads "Pam Conrad". The signature is fluid and elegant, with the first letters of the first and last names being capitalized and prominent.

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the July 16, 1990 Board Meeting:

The board meeting was called to order at 7:05 p.m. by President Rick Conne. Board members present were: Rick Conne, Bob Becker, Pam Conrad, John Wise, Jean Rogers, Horace Grooms, and Sue Mohoney. Neighborhood resident Lynne Younger was also present. The minutes of the previous meeting were read and approved. (Becker, Rogers) The monthly Treasurer's report was distributed and approved. (Becker, Grooms) It was announced that there are 6 remaining residences which have not paid their association fees. Rick Conne also briefly discussed the need for the board to perhaps engage someone to check area lights on greenways on a regular basis. There were positive comments on the improvement in many lighting fixtures since they were all checked and serviced within the last month by a Middleton lighting firm.

Reports of Committees:

Architectural Control - John Wise announced that two projects have been approved by his committee within the last month...an addition at 29 Stone Crest Circle and a three-seasons porch at 6 Roundhill Circle. No projects are pending. Rick Conne reported that he has talked to Mr. and Mrs. Dale Roberts' lawyer. The Roberts have put up a 4 foot wooden fence up to the position in the yard which was approved by the committee. They then put up a 3 foot metal fence to the sidewalk complete with banner. The association will pursue this issue with Roberts'.

Newsletter - Board officers complimented both Horace Grooms and Lynne Younger on the most recent newsletter. There have been two positive comments about the inclusion of the financial statements in the newsletter. Horace and Lynne will hopefully have another newsletter out by September 1.

Greenways - Fred Koenecke had nothing new to report except that all electricals are working. Rick received one complaint about mowing; however, this was from a person who has complained in the past. It was reported that there were two light poles which were damaged in one of the storms this summer and were repaired by Farren Electric. Horace Grooms wondered about the volleyball net on Rick's circle. It had been put up during their block party and the residents just left it up. He wondered if there were rules regarding what can be put up on the circles. Bob Becker will follow up on a tree which is in need of trimming on one of the circles.

Block Captains - Jean Rogers reported no changes among Block Captains. The residents at 7402 Whitacre (Trulove) do not want their name used in the neighborhood directory.

July 16, 1990, cont.

Social - Sue Mohoney reported that the neighborhood's first 4th of July parade was a great success. There were 75 plus children and families. Sue was able to get many local merchants to contribute coupons, trinkets, etc. to give out to the children. Total expenses for the day totaled \$86.57. Sue will be sending notes to all donors and provide a listing in the next newsletter. The neighborhood picnic on September 9, 1990 was also briefly discussed. Knoche's will once again handle the food. There was some discussion on how to handle reservations for the event and possible games.

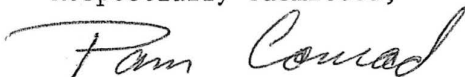
Political Liaison - Rick and Sue reported that the Planning Commission subcommittee held their final meeting this past week and recommended senior apartments on the Westfield/Old Sauk corner. Rick, speaking on behalf of our neighborhood, suggested that the height of the apartments be aesthetically integrated with the height and roofline of neighborhood structures. Concern was expressed by the represented neighborhoods and the Planning Commission on the hours of operation and traffic generated by the proposed Dean Clinic which may be located adjacent to the shopping center at HighPoint/Old Sauk.

The Planning Commission committee has decided not to put the proposed shopping center at the corner of High Point but rather has been moved north 200 feet. They have instead proposed an office building of approximately 20,000 square feet at the corner. They have limited the size of the shopping center to 60,000 square feet with a grocery store of no more than one-half the size of the center. (They would prefer a center of 50,000 square feet.) Rick and Sue wrote a letter to the Planning Commission subcommittee which Rick read to the board. The letter noted the neighborhood's position on the proposals under consideration.

The proposed Farmington bus route was also discussed by the board. Bob Becker and Sue Mohoney attended the meeting of the Transportation Commission and voiced their opposition to the bus route along Farmington. Another important meeting about this proposal is planned on July 24 and there was a plan to get several residents out to this meeting to voice their opinions. Discussion from the board members indicated unanimous disapproval of such a bus route through our neighborhood on Farmington. Our poor Alderman support on this issue was also strongly noted. Mr. Derrek in the Transportation Dept. has proposed that Tree Lane and Westfield be an alternative route.

The meeting was adjourned at 8:35 p.m. (Becker, Rogers)

Respectfully submitted,

A handwritten signature in cursive script that reads "Pam Conrad". The signature is written in dark ink and is positioned above the printed name of the signatory.

Pam Conrad, Secretary

Minutes of August 20, 1990 Meeting:

The meeting was called to order at 7:30 PM. Board members present were Conne, Grooms, Koenecke, Bear and Becker. Lynn Younger was also present.

The minutes of the prior meeting were read and approved (Becker, Bear). Carol Bear provided the treasurer's report. In it, she noted that all but 2 residences had paid their annual fees and liens were to be filed against those houses. Lynn Younger is to provide the name of an attorney to Carol to coordinate the filing of the liens. The treasurer's report was then approved (Koenecke, Becker).

There was no report on architectural control. Horace Grooms reported that the newsletter will be published around September 1 to coincide with a final push for picnic attendance. He requested that all articles be to him by Sunday, August 26 in order for printing to occur on schedule.

On greenways, the grass is continuing to get mowed despite the return of the Conne Brothers to college. They have assigned the job to a Conne Brothers friend and shown him the lay of the land during their last mowing. In other greenway matters, there is a greenway light that is constantly lit directly east of Greenhaven Circle. The glass in one of the four shields is also broken. This is the second month this has been brought up at the meeting. Fred indicated that he will followup on this matter and get the light repaired if it needs it. There is also a fir tree on the Farmington Court circle that appears to be dying and may need attention. Bob Becker indicated that he would get a professional to look at it. Rick Conne is also getting a tree trimming proposal.

There was no block captain's report. On social, the picnic is scheduled for September 9. Everything is on track. Knoche's is booked for the date and ready to go.

In other business, there was no recent news on the shopping center. An attorney has reviewed the situation at the Robert's residence. He has determined that the fence construction to date does not match the approved plan and is incomplete. They would have one year to complete the fence as initially proposed.

Bob Becker reported that despite the board's opposition, a bus route has been planned to start in the fall on Colony Drive. A letter has been sent to Paul Larousse stating the board's will continue to oppose bus routes down any of Walnut Grove's residential thoroughfares.

Rick Conne reported that the Madison Transportation Commission is considering the elimination of the crossing guard at Tree Lane and Gammon Road. There was no board opposition to this proposal.

The meeting was adjourned at 8:25 PM (Becker, Bear).

Respectfully Submitted,

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

Bob Becker
Vice President

a:wgmin
9/10/90

WALNUT GROVE HOMES ASSOCIATION
TREASURERS REPORT 8-1-90 THRU 8-31-90

NOW ACCOUNT 8-1-90			\$8,157.99
INCOME			
INT. AUG.	32.52		

		32.52	
EXPENSES			
MOWING	400.00		
M. G. & E	117.12		

		517.12	
NOW ACCOUNT BAL. 8-31-90			\$7,673.39
			=====
MONEY MARKET ACCOUNT			
BAL. 8-1-90			\$10,646.54
INT. AUG.	52.21		
DEPOSIT	160.00		

		212.21	
BALANCE 8-31-90			\$10,858.75
			=====

WALNUT GROVE HOMES ASSOCIATION

Minutes of the September 17, 1990 Board Meeting:

The board meeting was called to order at 7:21 p.m. by President Rick Conne. Board members present were: Rick Conne, Bob Becker, John Wise, Carol Bear, Fred Koenecke, Sue Mohoney and Pam Conrad. The minutes of the previous meeting were read and approved. (Bear, Mohoney) The monthly Treasurer's report was distributed and approved. (Bear, Mohoney)

Reports of Committees:

Architectural Control - John Wise announced that one deck project has been submitted and approved by the committee. Rick Conne briefly discussed the unfinished fence project of Mr. and Mrs. Dale Roberts' and referred to a letter from the association's lawyer. It was the consensus of the board to write a letter to Mr. and Mrs. Roberts stating that they have not met the guidelines for their fence project and that they have one year to complete the work.

Newsletter - It was reported that Horace Grooms believes that the neighborhood newsletter should be published more in advance of events so that block captains are given more time to get them distributed. Evidently some newsletters were not delivered until the day before the neighborhood picnic.

Greenways - Rick Conne submitted a bid for trimming one of the greenways this fall from Barefoot Grass. The board passed a motion to obtain a second bid for trimming with a \$1,000 cap. Fred Koenecke will determine who should get the contract and see that the trimming is completed this fall. (Conne, Becker) It was announced that additional mowings will be needed this year and Fred will determine when these are needed. Fred also pointed out that a large hammock has been put up between two greenway trees on Greenhaven. Large screws were drilled into the trees to support the hammock. The board requested that Fred locate the residents who put the hammock up and remove it. Bob Becker noted that the light on Greenhaven Circle is still not fixed. Fahren Electric was notified in August but has not come out. Bob volunteered to call the electric company again. Bob also noted that there are many more broadleaf weeds in the greenways this year and questioned how well Barefoot Grass is servicing the area. Fred will contact the company and find out why we are having these problems this year.

Block Captains - There appear to be very different responses by block captains in getting information out to their streets. Rick noted that this is an area which will need attention in the future.

Social - Sue Mohoney reported that 225 residents attended the annual picnic. Costs for the event were: \$1,052.63 for food and \$52.79 for paper products. This works out to \$4.65 per person. Everyone commended Sue for the wonderful job she has done on social events. There was some discussion about a Halloween party in the neighborhood but the board decided not to pursue the idea. There was some favorable

September 17, 1990, cont .

discussion about an Easter Egg Hunt for children in the neighborhood.

Political Liaison - Sue Mohoney reported that the Planning Commission has prepared a report and has met to discuss the "Junction Neighborhood Development Plan" for land west of the beltline from Mineral Point to Old Sauk Road. No formal plans for this area have been submitted as of yet. The next Planning Commission meeting will discuss the GDE for the area of concern to our neighborhood to the east of the beltline. She reported that the Dean Clinic is proposing a 30,000 square foot clinic with room for expansion. Elderly housing plans are still going forward for the corner of Westfield and Old Sauk Road. There was some discussion about two small shopping centers near the Beltline and Old Sauk Road. Sue will attend the next Planning Commission meeting on September 24.

Other Business:

Fred Koenecke read a letter from the Bank of Hilldale asking for our reaction and response to a request from the Wisconsin Academy of Adaptive Learning for a natural lawn permit. After some discussion, the board reached a consensus that we will object to this proposal by the Academy. Fred was asked to call the bank and write a letter to the city stating that the present plans submitted by the Academy are too sketchy and we will need to know how the area will be cared for if developed as a natural area. Up to this point the Academy has not cooperated with landowners on their border, so the board will approach this request very cautiously.

Rick announced that he received a letter from Madison Metro bus company stating that they have moved a bus line to Colony Drive and will not pursue the Farmington Way proposal.

The meeting was adjourned at 8:40 p.m. (Becker, Koenecke)

The next meeting will be at 7:15 on October 15.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Pam Conrad". The signature is fluid and cursive, with the first name "Pam" and last name "Conrad" clearly distinguishable.

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION
TREASURERS REPORT 9-1-90- THRU 9-30-90

NOW ACCOUNT 9-1-90			\$7,673.39
INCOME			
INT. SEPT.	29.27		

		29.27	
EXPENSES			
MOWING	400.00		
M. G. & E	125.02		
NEWSLETTER	225.00		
PICNIC	1052.63		
WI. NONSTOCK CORP.	10.00		

		1,812.65	
NOW ACCOUNT BAL. 9-30-90			\$5,890.01
			=====
MONEY MARKET ACCOUNT			
BAL. 9-1-90			\$10,858.75
INT. SEPT.	50.87		

		50.87	
BAL. 9-30.90			\$10,909.62
			=====

WALNUT GROVE HOMES ASSOCIATION

1. CALL TO ORDER
2. READING OF MINUTES
3. TREASURERS REPORT
4. COMMITTEE REPORTS
 - A. ARCHITECTURAL CONTROL
 - B. NEWSLETTER
 - C. GREENWAYS
 - D. BLOCK CAPTAINS
 - E. SOCIAL
 - F. POLITICAL LIAISON
5. OTHER BUSINESS
6. NEXT MEETING-~~Nov~~ 19, 1990-M&I BANK HILLDALE @ 7:15
7. ADJOURNMENT

Secretary Copy

WALNUT GROVE HOMES ASSOCIATION

Minutes of the October 15, 1990 Board Meeting:

The board meeting was called to order at 7:25 by President Rick Conne. Board members present were: Rick Conne, Bob Becker, Carol Bear, Fred Koenecke, John Wise, Horace Grooms and Pam Conrad. Neighborhood resident, Lynne Younger, was also present. The minutes of the previous meeting were read and approved. (Wise, Becker) The monthly Treasurer's report was distributed and approved. (Becker, Conrad)

Reports of Committees:

Architectural Control - John Wise announced that there were no projects submitted or pending. He read a letter that he sent to Mr. and Mrs. Dale Roberts about their incomplete fence project.

Newsletter - Horace Grooms reported that he has had no news submitted for an October newsletter. Board discussion concluded that we should aim for a November 15 issue of the newsletter.

Social - Lynne Younger presented the idea of having a Santa Claus available for hire by neighborhood residents to visit their children during the holiday season. The board was positive about this proposal and discussed possible volunteers and setting a nominal charge for the visit which would cover the cost of renting the costume with the proceeds being donated to a local charity.

Political Liaison - Rick announced that the city did not give the Wisconsin Academy the right to have a natural lawn permit.

Greenways - Fred Koenecke read a second bid for trimming one of the greenways submitted by Messner Landscaping. Because the bid was significantly lower, they were given the contract for trimming.

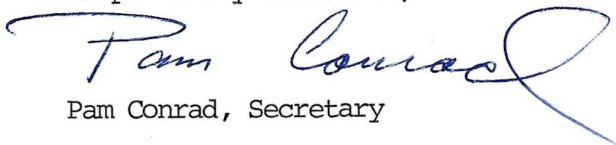
Other Business:

Rick Conne requested that Carol Bear prepare next year's budget so that the board may discuss it at the next meeting. The annual meeting is once again slated for the 3rd Saturday in January. Bob Becker opened discussion on possibly looking for better investment opportunities for our money currently in the money market account.

The meeting was adjourned at 8:30 p.m. (Becker, Bear)

The next meeting will be at 7:15 on November 19.

Respectfully submitted,


Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION
TREASURERS REPORT 10-1-90 THRU 10-31-90

NOW ACCOUNT 10-1-90			\$5,890.01
INCOME			
	INT. OCT.	22.98	

			22.98
EXPENSES			
	MOWING	200.00	
	M.G. & E.	129.07	
	HILL ELEC.	144.31	

			473.38
NOW ACCOUNT BAL. 10-31-90			\$5,439.61
			=====
MONEY MARKET ACCOUNT			
BAL. 10-1-90			\$10,909.62
	INT. OCT.	52.68	

			52.68
BAL. 10-31-90			\$10,962.30
			=====

Sec. Copy

WALNUT GROVE HOMES ASSOCIATION

Minutes of the November 19, 1990 Board Meeting:

The board meeting was called to order at 7:30 by President Rick Conne. Board members present were: Rick Conne, Bob Becker, Carol Bear, Fred Koenecke, John Wise, Horace Grooms, Sue Mohoney and Pam Conrad. Neighborhood resident Lynne Younger was also present. The minutes of the previous meeting were read and approved. (Koenecke, Becker) The monthly Treasurer's report was distributed and approved. (Becker, Wise)

Discussion was carried out on the projected expenses and proposed 1991 budget for the association. During this discussion, there was a proposal to keep the Treasurer's report out of the neighborhood newsletter until it has been formally approved by the board. The motion was accepted. (Becker, Bear) After the monthly Treasurer's report is approved it will be published in the newsletter in the future. During discussion on the expense portion of next year's budget, Rick Conne proposed the following changes:

Raise annual maintenance to	\$5,000
Newsletter	500
Miscellaneous	500
Neighborhood Projects	1,800

There was also favorable discussion on reducing the annual association fees to \$35. The proposed changes were accepted by the board and will be presented at the annual meeting in January.

Reports of Committees:

Architectural Control - John Wise reported on two items. There is one project in review for a sundeck on Stonecrest. He was also contacted by Don Stenbrotten of a group home located in our neighborhood on Gammon Road about a proposed 4X5 sign for the property. John was asked by the board to call the city planning commission about the proposed sign.

Newsletter - Horace Grooms announced that the current newsletter is at the printer and will be distributed the week of November 26th.

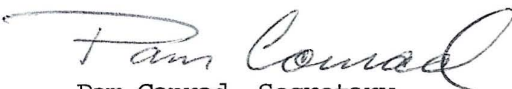
Greenways - Fred Koenecke announced that Messner Landscaping will be working on the greenways next week.

Social - Lynne Younger reported on the Santa Claus "for hire" in our neighborhood. She will be making the suit and arranging all the details. An advertisement will be in the November newsletter.

Political Liaison - Rick and Sue announced that the Middleton Baptist Church has broken ground this past week and they will be changing their name to Highpoint Baptist. Rick also will be inviting the developer of the proposed elderly housing project at the Corner of Westfield and Old Sauk to attend the annual meeting.

There will be no December meeting. The Annual Meeting will be Saturday January 19 at 10 a.m. The meeting was adjourned at 8:55 p.m. (Becker, Wise)

Respectfully submitted,


Pam Conrad, Secretary

EXPENSES

CASH RECEIPTS

LOT ASSESSMENTS	\$11,963.75
INT. CHECKING	337.29
INT. MONEY MARKET	521.43

\$12,822.49

CASH DISBURSEMENTS

UTILITIES	\$1,045.13
BILLINGS AND MAILINGS	25.00
GREENWAY MAINT.	3,961.12
INSURANCE	902.12
PROFESSIONAL SERVICES	1,030.25
NEWSLETTER	272.65
NEIGHBORHOOD PROJECTS	1,352.20

\$9,348.99

EXCESS RECEIPTS

#3,473.50

WALNUT GROVE HOMES ASSOCIATION
PROPOSED BUDGET 1991

INCOME

300 HOMES AT \$35.00	\$10,500	
INT. AND DIVIDENDS	1,100	
TOTAL		\$11,600

EXPENSES

UTILITIES	\$1,300	
ANNUAL MAINT.	4,500 5,000	
INSURANCE	1,000	
PROFESSIONAL SERVICES	1,500	
NEWSLETTER	300 500	
MISC.	1,000 500	
NEIGHBORHOOD PROJECTS	2,000 1,800	
TOTAL	<div>----- 15 3 300</div>	\$11,600

110,000

WALNUT GROVE HOMES ASSOCIATION

1. CALL TO ORDER
2. READING OF MINUTES
3. TREASURERS REPORT
4. COMMITTEE REPORTS

A. ARCHITECTURAL CONTROL

B. NEWSLETTER

C. GREENWAYS

D. BLOCK CAPTAINS

E. SOCIAL

F. POLITICAL LIAISON

5. OTHER BUSINESS

6. NEXT MEETING- [REDACTED] M&I BANK HILLDALE [REDACTED] SATURDAY JAN 19, 1991

7. ADJOURNMENT

Bring
50 copies of
last yrs annual
mtg.