

Minutes of the January 19, 1991 Annual Association Meeting:

The meeting was called to order at 9:42 a.m. by President Rick Conne. There were 20 households represented, 25 in attendance and 6 by proxy.

The minutes from the 1990 annual meeting were read by Secretary Pam Conrad. A motion to accept the minutes was passed unanimously. Treasurer Carol Bear reviewed the budget expenditures for 1990 and then outlined the proposed 1991 budget. Annual association fees will be reduced from \$40 to \$35 for the coming year with the total amount for the 1991 budget being \$11,300. There was a motion to approve the budget, which passed unanimously.

The following new board members were elected: Bob Becker, Horace Grooms, Lynne Younger and Marcie Stark.

Committee Reports: John Wise reported that there have been several remodeling projects but there are no projects pending for the Architectural Control committee. The Greenways committee noted that yearly trimming of the greenways has begun with at least one or possibly two greenways being targeted each year. Mowing of the greenways was under budget this year; however, there were additional expenses for repairing lights on the greenway paths this year. Sue Mohoney reported on several Social committee successes for 1990. The first annual 4th of July parade was well received, as well as, the annual neighborhood picnic in the fall. Lynne Younger reported on the "Rent a Santa" program this Christmas season and hopes that the idea will grow next year. Proceeds from this venture were sent to the Empty Stocking Fund.

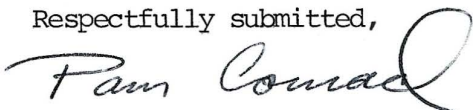
Horace Grooms, editor of the Newsletter, reported that he had published three issues since taking over the vacant board position. He would like to see six issues during the year, however, there has not been enough news sent to him to warrant this many issues in 1990. Jean Rogers, who has been responsible for Block Captains, bid farewell to the board and reported on five new block captains who have taken over positions since the new directory was printed. Rick Conne and Sue Mohoney recapped a busy year as Political Liaison committee members. The major issues for the neighborhood during 1990 have been: the proposed shopping center at the corner of Old Sauk and High Point roads; the development at the corner of Old Sauk and Westfield; the bus route changes through Walnut Grove; the building of the new Baptist Church and Dean Clinic along Old Sauk Road; and the proposed daycare center between the M&I Bank and the gymnastics center on Gammon Road.

New business focused on comments by outgoing Alderman Ron Trachtenberg and Alderman candidates David Nispel, Susan Hamblin and Sid Gallagher. There was brief discussion of redistricting as a result of the new census, the need for library services on the westside, the proposed swim club in Sauk Creek and the Helping Hand organization in our neighborhood.

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

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of January 21, 1991 Board Meeting:

The board meeting was called to order at 7:15. Board members present were: Carol Bear, Pam Conrad, John Wise, Sue Mohoney, Lynne Younger, Bob Becker, Horace Grooms and Marcie Stark. A brief description of committee responsibilities was given and the following committee positions decided on:

President:	Bob Becker
Vice President;	Sue Mohoney
Treasurer:	Carol Bear
Secretary:	Pam Conrad
Architectural Control:	John Wise
Greenways:	Fred Koenecke
Block Captains:	Marcie Stark
Newsletter:	Horace Grooms
Social:	Lynne Younger
Political Liaison:	Sue Mohoney

Reports of Committees:

President - Bob Becker announced that Board meetings will be on the first Monday of each month at the M&I Bank. The next meeting will be March 4th at 7 p.m.

Treasurer - Carol Bear reported that lot assessments will be sent out to property owners by the end of January. There was also discussion about moving Association funds from 1st Wisconsin Bank to the M&I Bank. Horace Grooms moved (2nd by Younger) to move our accounts to the M&I Bank as soon as possible. It was also moved that we put \$9,000 in a 6 month CD, put \$2,500 in a Money Market account and leave \$4,000 in checking (Becker, Mohoney). Both motions were passed.

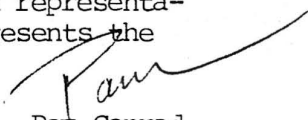
Newsletter - Horace hopes to have the next newsletter out during the month of February.

Social - Lynne reports that she is aiming for social events for the neighborhood each quarter. There was some discussion about an Easter Egg Hunt. The board members will all consider possible social ideas for the next meeting.

Block Captains - Marcie will contact all Block Captains with new information. The board will update the move-in packet at the next regular meeting.

Political Liaison - There was discussion about the Congregate Care Center proposed for the corner of Old Sauk and Westfield. The developer has met with all of the neighborhood associations except ours. A meeting will be scheduled. The issue may go before the Urban Design board yet this month. The proposed daycare center on Gammon was discussed. We will try to have neighborhood representatives at the Urban Design meeting when the developer presents the plans.

The Board Dinner will be February 28 at 6:30 p.m.
Meeting adjourned at 8:32 p.m.


Pam Conrad,
Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the March 4, 1991 Board Meeting

The board meeting was called to order at 7:15 p.m. by President Bob Becker. Board members present were: Bob Becker, Sue Mohoney, Carol Bear, John Wise, Lynn Younger, Marcy Stark, and Horace Grooms. The minutes of the January and February meetings were read and approved. (Grooms, Wise) The monthly Treasurer's report was distributed. Outstanding dues and the imposition of liens on the properties were discussed. Carol Bear will look into whether liability insurance covers vandalism. A motion to accept the the Treasurers report was approved. (Wise, Younger)

Reports of Committees:

ARCHITECTURAL CONTROL - John Wise discussed recent activity of the committee which included review of a proposal to remove a deck and construct a 3-season porch, a complaint about a truck sitting in driveway, and an update on the status of the Roberts project.

GREENWAYS - Fred Koenecke had no activity to report. The policy on the maintenance of the circles located on the cul de sacs was discussed. The \$30 maintenance fund would continue to be available to each circle and it was agreed that the availability of this fund would be publicized in the next newsletter.

SOCIAL - Lynn Younger announced plans for an Easter Egg hunt at the park on the Saturday, March 30. Each participating family would be required to furnish a carton of plastic eggs per child. The Board approved the expenditure of \$20 for candy and coffee for the event. (Wise, Bear). A survey of neighborhood residents was also discussed as a vehicle for the Social Committee to solicit neighborhood input and interests for future social activities.

BLOCK CAPTAIN - Marcy Stark informed the Board that she had distributed newsletters. In doing so, she discovered that many new residents did not know about the availability of an informational packet on the neighborhood. She asked the block captains to make sure that new residents are given the packet. It was also suggested that the next newsletter contain a note about the information packet. Bob Becker offered to review and update the new resident packet. He also suggested that Marcy hold a block captain social meeting sometime in May.

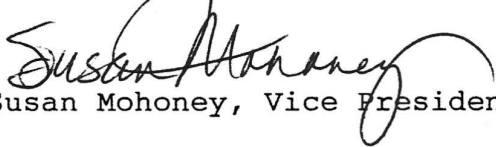
NEWSLETTER - Horace Grooms informed the Board that the newsletter had been distributed. The Board commended him for his work on the newsletter.

OTHER BUSINESS - Sue Mohoney announced that the Plan Commission will review the elderly housing project and the pre-school project on March 18. Bob Becker said he would write a letter to the Plan Commission to reiterate the neighborhood's concern about the intensity of the color on the pre-school's gables. Sue also noted that the Parks Department will hold a public hearing on its capital budget and suggested that the Board submit a letter on improvements to the Walnut Grove park. The Board discussed the park's lack of playground equipment for young children and the poor location of the drinking fountain. It was noted that there is plumbing for a drinking fountain near the shelter. Bob Becker will draft a letter to the Department requesting the relocation of the drinking fountain and also the acquisition of playground equipment that is more suitable for younger children.

The meeting was adjourned at 8:30 p.m. (Mohoney, Stark)

The next meeting will be at 7:00 p.m. on April 8.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Susan Mohoney". The signature is written in dark ink and is positioned above the printed name.

Susan Mohoney, Vice President

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 1-31-91 THRU 2-28-91

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$6,615.00
INTEREST FEBRUARY - M&I	19.91

\$6,634.91

CASH DISBURSEMENTS

UTILITIES	\$129.74
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	0.00
INSURANCE	0.00
PROFESSIONAL SERVICES	830.00
NEWSLETTER	0.00
NEIGHBORHOOD PROJECTS	0.00
MISCELLANEOUS	587.36

1,547.10

NET INCREASE (DECREASE) IN CASH

\$5,087.81

CASH BALANCE 1/31/91

CHECKING ACCOUNT - M&I	3,412.64
MONEY MARKET - M&I	2,504.52
CERTIFICATE OF DEPOSIT	8,600.00

14,517.16

CASH BALANCE 2/28/91

CHECKING ACCOUNT - M&I	1,865.54
MONEY MARKET - M&I	9,139.43
CERTIFICATE OF DEPOSIT	8,600.00

19,604.97

NET INCREASE (DECREASE) IN CASH

\$5,087.81

WALNUT GROVE HOMES ASSOCIATION

Minutes of the April 8, 1991 Board Meeting:

The board meeting was called to order at 7:10 p.m. by President Bob Becker. Board Members present were: Bob Becker, Fred Koenecke, Lynne Younger and Pam Conrad. Former board president and board member, Rick Conne, was also present. The minutes of the March meetings were read and approved. (Younger, Koenecke) The monthly Treasurer's report was distributed and approved. (Koenecke, Younger) A motion was accepted to send a monetary memorial to the Red Cross in honor of board member and friend, Horace Grooms, who passed away recently. (Conrad, Younger)

Reports of Committees:

Architectural Control - It was noted that the truck on the corner of Greenhaven Circle has been moved and that a compromise has been reached with the Roberts' in reference to their incomplete fence. The fence will be put in at an angle on the property, leaving the trees outside the fence. In this way, the fence will be kept away from the sidewalk.

Greenways - There was discussion about the vandalism of lamps on Farmington Court and Greenhaven Circle and it was decided by the board that an article should appear in the next newsletter asking parents to talk to their children about this vandalism and the costs associated with their repair. A proposal was submitted by the Conne Boys Inc. for mowing the greenways this summer. The proposal was accepted by the board (Younger, Koenecke) and mowing will begin in May.

Social - Lynne Younger reported that the Easter Egg Hunt was a great success and that 15 to 20 families participated. She also noted that the Walnut Grove babysitting co-op has joined forces with a similar group in Sauk Creek. There was also some discussion about problems with residents picking up after their dogs when they walk them in the neighborhood. A reminder will be published in the next newsletter. Notice of the 4th of July parade at the park will also be made in the next newsletter.

Newsletter - Bob Becker stated that a new board member will need to be nominated and voted on at the next meeting to fill the place of Horace Grooms. Lynne Younger volunteered to coordinate the next newsletter which will need to come out within the next month.

Old Business - Proposals for the Sunburst Preschool on Gammon Road and the Richmond Congregate Care Facility on Old Sauk Road both went before the Planning Commission this past month. The Preschool has agreed to tone down the blue color on the preschool design for the outside. It was also mentioned that the neighborhood associations surrounding the Congregate Care Facility have asked that the parking be recessed from the street. There was additional discussion by the board on what

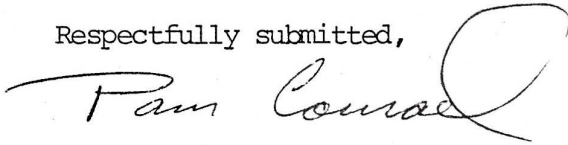
types of capital improvement should be requested for Walnut Grove Park. There was consensus that we should ask to move the drinking fountain closer to the shelter and also ask for play equipment for younger children similar to Woodland Hills Park.

New Business - Bob Becker suggested that a letter of congratulations be sent to Susan Hamblin from the Neighborhood Association.

The meeting was adjourned at 8:15 p.m. (Younger, Conrad)

The next meeting will be at 7:00 p.m. on May 13.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pam Conrad". The signature is written in dark ink and is positioned to the left of the typed name "Pam Conrad, Secretary".

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 3-1-91 THRU 3-31-91

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$2,100.00
INTEREST FEBRUARY - M&I	46.71

\$2,146.71

CASH DISBURSEMENTS

UTILITIES	\$122.40
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	603.48
INSURANCE	0.00
PROFESSIONAL SERVICES	262.50
NEWSLETTER	162.50
NEIGHBORHOOD PROJECTS	0.00
MISCELLANEOUS	70.55

1,221.43

NET INCREASE (DECREASE) IN CASH

\$925.28
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CASH BALANCE 3-1-91

CHECKING ACCOUNT - M&I	1,865.54
MONEY MARKET - M&I	9,139.43
CERTIFICATE OF DEPOSIT	8,600.00

19,604.97

CASH BALANCE 3-31-91

CHECKING ACCOUNT - M&I	644.11
MONEY MARKET - M&I	11,286.14
CERTIFICATE OF DEPOSIT	8,600.00

20,530.25

NET INCREASE (DECREASE) IN CASH

\$925.28
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WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 4-1-91 THRU 4-30-91

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$845.00
INTEREST FEBRUARY - M&I	191.53

\$1,036.53

CASH DISBURSEMENTS

UTILITIES	\$118.69
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	0.00
INSURANCE	0.00
PROFESSIONAL SERVICES	240.00
NEWSLETTER	0.00
NEIGHBORHOOD PROJECTS	0.00
MISCELLANEOUS	0.00

358.69

NET INCREASE (DECREASE) IN CASH

\$677.84
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CASH BALANCE 4-1-91

CHECKING ACCOUNT - M&I	644.11
MONEY MARKET - M&I	11,286.14
CERTIFICATE OF DEPOSIT	8,600.00

20,530.25

CASH BALANCE 4-30-91

CHECKING ACCOUNT - M&I	1,130.42
MONEY MARKET - M&I	11,333.47
CERTIFICATE OF DEPOSIT	8,744.20

21,208.09

NET INCREASE (DECREASE) IN CASH

\$677.84
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WALNUT GROVE HOMES ASSOCIATION

Minutes of the May 13, 1991 Board Meeting:

The board meeting was called to order at 7:50 p.m. by President Bob Becker. Board members present included: Bob Becker, Lynne Younger, Pam Conrad, Carol Bear, John Wise and Marcie Stark. Neighborhood resident, Rick Conne, was also in attendance. The minutes of the April meeting was read and approved. (Younger, Stark) The monthly Treasurer's report was distributed and approved. (Wise, Conrad) The Treasurer announced that there are 19 outstanding lot assessments and a letter will be going out to these residents. Carol also noted that she had received a thank you card from both the American Red Cross and Mrs. Grooms for the Association's contribution in honor of Horace Grooms.

Reports of Committees:

Architectural Control- John Wise reported that a project for a sunroom has been approved. Rick Conne volunteered to fill the vacant position on the Architectural Control committee.

Block Captains - Bob Becker proposed that the Association host a one hour meeting in the fall for all of the block captains. At this meeting he would like to discuss the duties of their positions and thank them for their work. Bob also volunteered to revise the "move-in" packets for new residents.

Greenways - Bob announced that the first mowing had taken place. There has been one formal complaint about the weed situation in the greenways and Bob will call Barefoot Grass about a remedy. There has been a phone request by a resident on Foxboro Circle about relandscaping the circle. Bob informed them that they must draw up a proposal and then submit it to the board for approval. Discussion was also held about the condition of many lamps on the greenway paths and Bob will talk to a glass company about fixing them. Bob Wendle called Bob about a problem with mopeds being driven on the paths. The police have advised the neighborhood that they will need to post signs restricting mopeds on the paths before they can be involved. The board made no decision on this matter but will put reminders in the next newsletter.

Social - Lynne Younger announced that there will be a 4th of July Parade around the park at 10 a.m. and that treats will be provided afterwards. She has called several people asking them to fill Horace Grooms position on the board and take over the newsletter, but has found no one. Lynne agreed to continue doing the newsletter for now.

Old Business - The Association did contact the Parks Commission about our request for additional play equipment and moving the drinking fountain. Susan Hamblin called Bob about this request and said that the fountain is too expensive to move but that the city mowers will try to do a better job of mowing a path to the fountain. Susan said our request for additional play equipment is presently on a priority list for the city and asked if the Association would be willing to put up some "good faith contribution" towards its construction. Bob informed her that we could possibly

May 13, 1991, cont.

put up one to two thousand dollars towards the project. The project is estimated to cost upwards of \$15,000. This proposal was favorably accepted by Mrs. Hamblin.

New Business - It was announced that Karen Bridger, former Association President, and her family are moving out of Madison. John Wise suggested that the board send Karen a card wishing them well.

The meeting was adjourned at 8:35 p.m. (Younger, Wise)

The next meeting will be at 7:00 on June 10.

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.

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of June 10, 1991 Meeting:

The meeting was called to order at 7:05 PM. All board members were present except for Pam Conrad. The minutes from the last meeting were read and accepted (Bear, Younger). On the treasurer's update, Carol Bear reported that 9 residences had yet to pay their annual dues. She will be contacting them for final notice and liens will be placed on their properties. The remainder of the treasurer's report was accepted (Wise, Younger).

On architectural control, John Wise reported a new application for an addition for the residence at 18 Stonecrest Circle. Rick Conne also formally joined the architectural control committee. John also asked that Bob Becker contact the Roberts' regarding the status of their fence.

On greenways, the board was joined by several residents of Foxboro Circle led by block captain, Barbara Gordon. They submitted for the board's review 3 landscaping quotes for their circle which included removal and trimming of existing shrubbery and planting of new bushes. The quotes were for \$1,655 from Bruce Co., \$1,200 from Herman Landscaping and \$1,571 from Amvil. After much discussion, the board voted to appropriate an amount not to exceed \$1,500 from the current budget for Foxboro Circle improvements (Wise, Younger). The Foxboro Circle group will show Bob Becker a plan before proceeding.

Fred Koenecke reported that the grass cutting on the greenways is going smoothly. John Wise requested that the board review all circles and outline the potential improvements needed and develop a plan for better sequencing of these potential expenditures. Bob Becker, Fred Koenecke and John will review this and present recommendations back to the board in two months.

Marcie Stark was asked to set up by the next meeting a September date at the bank to have an evening business meeting and social with the block captains. She also requested that the Welcome to Walnut Grove front page be revised. Bob Becker said he would take care of it.

Lynn Younger reported that planning for the July 4 parade is in its final stages. An amount not to exceed \$100 was allocated to pay for the parade including payment for Jeno the Clown (Younger, Koenecke).

On new business, Bob Becker indicated that he had been contacted by Sue Hamblin and John Gialamas regarding the potential rezoning and/or sale of the MadTown Twisters gynasium on the condition of acceptance from the neighborhood association. Bob and Marcie Stark will be meeting with both of them on June 12 for further discussion and report back to the

board at the next meeting.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

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

Bob Becker
President

WALNUT GROVE HOMES ASSOC.

MEETING MINUTES OF JULY 8, 1991 BOARD:

Present at the meeting were John Wise, Linda Mahlberg, Marcie Stark, Lynn Younger and Bob Becker. The meeting came to order at 7:05 PM.

The minutes of the previous meeting were read and accepted. The previous month's treasurer's report was reviewed and accepted.

John Wise reported that 2 new projects had been approved, both for additions and porches. He also reported that the Roberts' had not yet been contacted about their existing application for fencing.

There was no greenways report.

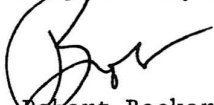
On social, Lynn Younger reported that the July 4th parade was a success despite the non-appearance of the clown entertainment. She also reported that she had received a good response from the surveys and would issue results along with babysitters and other services in the next newsletter. The next key social item is the picnic scheduled for Sunday, September 8. The picnic will start at 3:00 PM with dinner to be served at 5:00 PM. Knoche's will be contacted by Lynn shortly to formally book the date.

On newsletter, Linda lberg was formally voted onto the board by a unanimous vote. She reported that the next newsletter will come out in August, approximately one month prior to the picnic.

Marcie Stark reported that she would set up a formal meeting for all the block captains in September and report back on the date prior to the next meeting.

There was no new business.

Respectfully submitted,


Robert Becker
President

MINUTES OF AUGUST 12, 1991 WGHA MEETING:

The meeting was called to order at 7:05 PM. Board members present at the meeting were Becker, Younger, Mahlberg, Stark, Bear and Koenecke. Rick Conne was also in attendance at the meeting.

The minutes from the prior meeting were read and accepted. The treasurer's report was read and accepted.

On architectural control, the discussion centered on the Roberts' fence. It was noted that the fence has been put up since the last meeting and that it did not meet architectural guidelines. It was also noted that the Roberts' did not meet their intentions discussed in an April meeting with Bob Becker of locating the fence east of their bushes on the Westfield Road property line. A motion was made and passed that Bob Becker and John Wise hire legal counsel to represent WGHA on the matter and report back to the board at the September meeting. Bob and John will also conduct a census of all fences in the neighborhood to determine the number that have been approved by the A.C.C.

The block captain's social and meeting has been set up for Thursday, September 26 at 7:00 PM at the M&I Bank. Marcie Stark will be sending out an invitation letter shortly.

On greenways, Fred Koenecke updated the board on the number of mowings to date, 6.

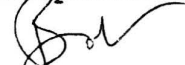
On social, Lynn Younger updated the plans for the picnic, scheduled for September 8. There will be name tags at the event to help people socialize.

On the newsletter, Linda Mahlberg reported that her first newsletter had recently gone out. She also suggested that establishing a quarterly schedule for the newsletter would greatly enhance its planning and the deadlines for articles. It was suggested that she establish a printing deadline for the last newsletter of the year.

On new business, Bob Becker reported that Susan Hamblin had requested the city to establish more restricted parking near the crosswalks on Westfield Road by Walnut Grove Park.

The meeting adjourned at 8:10 PM.

Respectfully Submitted,


Robert Becker, President

WALNUT GROVE HOMES ASSOCIATION

Minutes of the September 9, 1991 Board Meeting:

The board meeting was called to order at 7:05 by President Bob Becker. Board members present included: Bob Becker, Lynne Younger, Pam Conrad, John Wise, Marcie Stark, Fred Koenecke and Sue Mohoney. The minutes of the August meeting were read and approved (Stark, Wise)

Reports of Committees:

Architectural Control - John Wise reviewed the history of fence building in the neighborhood and the most recent situation with the Roberts' fence at 2 Southwick. Letters were shared with the board which outline our position on the fence placement. One letter has been sent to the Roberts and one to their real estate company. Since the last meeting, the Roberts have put their home on the market and now have an offer on the property. The Roberts have five days to respond to the Association's letter. The board did not reach consensus on how to handle a possible countersuit if the Roberts would lose their present contract on the house as a result of the fence controversy. Bob Becker will call a special meeting of the board if it is necessary to respond to the Roberts' reply.

Greenways - Bob Becker gave a brief update on light repair. He is repairing some of the lights on his own because of the expense involved. Pam Conrad submitted a proposal and bid from Amble Landscaping Company for improvements on plantings and design of the Harwood Circle greenway property. The board decided to hold discussion and decisions on greenway improvements until next spring.

Block Captains - Marcie Stark announced again the block captain's social and meeting for Thursday, September 26 at 7:00 p.m. at the M&I Bank. There was also some discussion on how best to notify real estate companies about the neighborhood covenants when a home in the area goes on the market. The board decided that the block captains will be asked to call Marcie Stark when a home goes on the market so that she can send a packet of information to the listing agency.

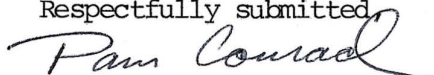
Social - The neighborhood picnic was deemed a great success with approximately 100 residents attending. Lynne Younger was thanked for her hard work. Lynne also announced that she will continue to make plans for some type of Halloween party in the neighborhood.

New Business - A letter from Susan Hamblin was shared with the board asking for association representation on the long-range planning committee for the Madison Public Library. Bob Becker will represent the Association and Lynne Younger will be his substitute.

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

The next meeting will be at 7:00 p.m. on October 14.

Respectfully submitted,



Pam Conrad, Secretary

Covenants to Jeff

Jeff, here are the key facts:

Background:

- Roberts applied for fence application over a year ago. Rejected by Architectural Control Committee (ACC) after careful review because it was too close to sidewalk and against open space policies of the guidelines. Other fences in the past had been rejected for similar reasons.
- Built 3 sides of fence (in summer of 1990) which met ACC specs. Put up a temporary snow fence on the 4th side which was permissible for a limited time.
- Roberts indicated (verbally) that he would complete the fence within ACC guidelines in the spring of 1991.
- Finished the fence to specs in original proposal that was rejected by the ACC in July, 1991.
- Listed his house for sale in August, 1991.

Questions:

- Are the ACC guidelines (enclosed) strong enough to have him remove all or part of his fence?
- What are our current legal options?
- Can the board members be held personally liable in the case of a countersuit?

Side Fact You Should be Aware Of:

In a census of neighborhood fences, only 17 of the 31 fences in existence have been approved by the ACC. Some residences have over the years put up fences outside the typical approval process and have been successful. This fact is not known to Roberts but may weaken our potential case.

Jeffrey L. Kravat
Kravat Law Offices, S.C.

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Mr. Nick Rahn
Metro/Nick Rahn Realty
6612 Mineral Point Road
Madison, WI 53717

*NO CHANGES
REQUIRED.*

Re: Our client: Walnut Grove Homes Association
Other party: Mr. and Mrs. Dale Roberts
Dear Mr. Rahn:

We are writing at this time to confirm our telephone conversation of September 5, 1991. At that time we advised you that we had been retained to represent the Walnut Grove Homes Association and the Architectural Control Committee of that Association.

You advised that the Roberts have an Offer to Purchase pending on the property in question, located at 2 Southwick, Madison, Wisconsin, 53717. You further indicated that you would be advising the prospective buyers of the fact that there is a non-conforming use of the premises. Specifically, the fence erected at that site fails to comply with requirements as established by the Declaration of Conditions recorded with the Register of Deeds on March 15, 1978 and was erected contrary to the Architectural Control Committee's specifications.

Under separate cover we are once again advising Mr. and Mrs. Roberts, through their counsel, Paul Gratch of these violations and presume the situation can be rectified without the need for further legal proceedings.

We advise you of these concerns at this time so that, in the event the matter goes forward and the real estate closes, there can be retention of sufficient sums by way of escrow to assure that there will be conformity with the Committee's requirements.

Your courtesy and cooperation in this regard is appreciated.

Sincerely yours,

KRAVAT LAW OFFICES, S.C.

Jeffrey L. Kravat

JLK/ts
cc: Walnut Grove Homes Association

DRAFT LETTER

September 6, 1991

Mr. and Mrs. Dale M. Roberts
2 S. Wick Circle
Madison, WI 53717

RE: Our clients: Walnut Grove Homes Associates v. Mr. and
Mrs. Dale M. Roberts

Dear Mr. and Mrs. Roberts:

We are writing at this time to place you upon notice that our law firm has been retained to represent the interests of the Walnut Grove Homes Association.

We have reviewed the covenants, restrictions and architectural guidelines relating to the residential development known as Walnut Grove where you reside.

We further note that you are a member of the Walnut Grove Homes Association and have ^{COMMUNICATED} participated in meetings with the architectural control committee over the past year and a half.

As you are aware, that committee reached its determination in conformity with its architectural guidelines, the plat restrictions and the covenants and provided you with written clarification as to the ^(AND PRESIDENT OF THE ASSOCIATION BOARD) justifications for any fencing to be placed on your premises. ^(SPECIFICATIONS APPROVED)

We further note that both of you met with a representative of the association, Mr. Robert ^{BECKER} Baker, on or about April 13, 1991. During your conversation with Mr. Baker, we note your willingness to modify your original plans for construction of the fence so that the fencing would be behind certain evergreens, would be placed at an angle and would therefore be in conformity with the committee's guidelines and the other covenants and procedures.

^(APPROVED PLACEMENT OF THE FENCE)

Apparently, you did not construct the fence in that manner and our records indicate that you completed the fence in the later half of July, 1991.

It is conceivable that your fencing subcontractor misread the plans or fail to note the modifications from the original plan as

proposed and which was rejected by the association's committee.

If this is in fact the case and you are willing to move the fence to conform, please advise the undersigned written within 5 days at the above listed address.

We believe that two weeks should be sufficient time for your fencing subcontractor to come in and rectify this error. We shall advance our file 5 days to permit you an opportunity to contact me so that we may know what your intentions are and best protect the interests of our client as relates to the following concerns:

1. Nonconforming fence;
2. Failure to conform to re-review requirement within one year;
3. Violation of verbal agreement with Mr. Robert Baker.

We trust our position is clear at this time and that no further legal proceedings, inclusive of liens, judgments or other procedures will be required. ~~Additional prosecution will be required.~~ Additional prosecution of this matter would be costly and could result in your being required to pay additional expenses which we would all hope to avoid.

We thank you for any and all cooperation extended and await your immediate response.

Sincerely yours,

KRAVAT LAW OFFICES, S.C.

Jeffrey L. Kravat

JLK/ts

cc: Mr. Robert BECKER, Mr. John WISE
~~Baker~~, Mr. John ~~Weiss~~

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 9-1-91 THRU 9-30-91

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$0.00
INTEREST AUG.	30.99
C.D.	0.00
DEPOSIT	28.10

\$59.09

CASH DISBURSEMENTS

UTILITIES	\$123.41
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	556.14
INSURANCE	0.00
PROFESSIONAL SERVICES	0.00
NEWSLETTER	0.00
NEIGHBORHOOD PROJECTS	0.00
MISCELLANEOUS	0.00

679.55

NET INCREASE (DECREASE) IN CASH

(\$620.46)
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CASH BALANCE 9-1-91

CHECKING ACCOUNT - M&I	1,904.66
MONEY MARKET - M&I	7,518.78
CERTIFICATE OF DEPOSIT	8,894.07

18,317.51

CASH BALANCE 9-30-91

CHECKING ACCOUNT - M&I	1,253.21
MONEY MARKET - M&I	7,549.77
CERTIFICATE OF DEPOSIT	8,894.07

17,697.05

NET INCREASE (DECREASE) IN CASH

(\$620.46)
=====

WALNUT GROVE HOMES ASSOCIATION

Minutes of the October 14, 1991 Board Meeting:

The board meeting was called to order at 7:05 by President Bob Becker. Board members present included: Bob Becker, Sue Mohoney, Carol Bear, Marcie Stark, Fred Koenecke, Pam Conrad, Linda Mahlberg, and John Wise. The minutes of the September meeting were read and accepted. (Mohoney, Bear) The treasurer's report was distributed, read and approved. (Conrad, Stark)

Reports of Committees:

Architectural Control - John Wise updated the fence situation at 2 Southwick. The Roberts have moved from the neighborhood and an allowance to move the disputed fence on their former property was left in the final settlement on the house. The new owners will have the fence moved within the next month or two. Our attorney costs were \$200 for settlement of the dispute. John also reported on damage to 25 feet of pathway next to 21 Oxwood Circle where a pool has recently been put in by Dolphin Pools. The company is liable for these damages and will repair the path before winter. Two small projects have been approved within the neighborhood.

Greenways - Fred Koenecke reported that there were a total of 10 mowings this year. Bob Becker noted that all the lights have been fixed between Greenhaven and Farmington Court. Additional problem lights will be fixed in other areas. Bob also proposed that the board make a formal plan for future upkeep of greenways and circles. Bob, Fred and John will walk through the neighborhood and draw up these plans before the next meeting. The board will then make decisions on target areas and cost of such maintenance.

Block Captains - Marcie Stark reported that only 7 of 25 block captains came to the social on September 26th. She will remind block captains each spring that it is the block's responsibility to take care of the circle on their street and that money has been allocated for each circle each year. She also noted that someone had asked her about some clearing out of woods property which had been done behind their house in the Rye Circle/ Foxboro Circle area. It was noted that the board should remind people through the newsletter that they shouldn't clear or work in the greenways without letting the board know.

Newsletter - Linda Mahlberg suggested and the board agreed that we should routinely remind residents about important neighborhood covenants. The board asked that a list of covenants be included in the directory each time it is printed. Bob Becker will coordinate this effort. Linda will also be including a list of new residents in the next newsletter which she hopes will be out by mid-November. The annual meeting is slated for January 18, 1992 at 10 a.m. at the M&I Bank on Old Sauk Road.

Social - Bob announced that the "Santa Visit" program would again be offered to neighborhood residents for a nominal fee. Bob and Rick Conne have volunteered once again for the Santa roles. Lynne Younger will have more information at the next meeting.

Sue Mohoney asked for discussion on a neighborhood food drive at some time during the year. She would be glad to have food delivered to her house and then she would take it to the Food Pantry. The board decided to put an announcement in each newsletter saying what was needed at the Food Pantry at that particular time of the year. A larger food drive may be attempted at some point during the year.

New Business

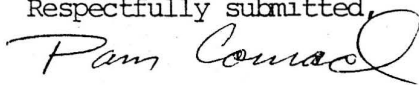
Sue Mohoney reported on the Elder Care units proposed for the Old Sauk/Wexford corner. There are new property owners/developers and they have basically kept the original plans, however, there will be no three story buildings. Instead, 30 to 35 duplex units (with some triplex) are planned with a small community center. It will be strictly a residential community with no small businesses included. A curved road is planned through the property with access on Old Sauk and Wexford. The first phase of the project is to begin by the end of the year with residences priced between \$106,000 to \$118,000.

Bob Becker reported on a meeting he and Lynne Younger attended on September 9 arranged by Sue Hamblin. The agenda was a planning session for a far Westside library branch. The committee will meet monthly and draw up a report on the need for such a branch and possible locations. Bob and Lynne will be our representatives. Sue reported that there is a budget line in next year's city budget for this library branch.

The meeting was adjourned at 8:05 p.m. (Wise, Conrad)

The next meeting will be at 7:00 p.m. on November 11.

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.

Pam Conrad, Secretary

BUDGET PROPOSAL 1992

	1991 BUDGET	1991 ACTUAL	1992 PROPOSAL
UTILITY	\$1,300.00	\$1,254.86	\$1,400.00
GREENWAY (lights, mowings, arbor,	4,500.00	5,070.32	\$6,000.00
INSURANCE	1,000.00	932.00	\$1,000.00
PROFESSIONAL	1,500.00	532.50	\$1,000.00
NEWSLETTER	300.00	140.50	\$300.00
NEIGHBORHOOD (picnic, ^{banquet} picnic),	2,000.00	3,257.23	\$3,500.00
MISCELLANEOUS	700.00	691.25	\$700.00
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TOTALS	\$11,300.00	\$11,878.66	\$13,900.00

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 10-1-91 THRU 10-31-91

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$0.00
INTEREST SEPT.	26.52
C.D.	136.75
DEPOSIT	0.00

\$163.27

CASH DISBURSEMENTS

UTILITIES	\$131.94
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	418.44
INSURANCE	0.00
PROFESSIONAL SERVICES	0.00
NEWSLETTER	0.00
NEIGHBORHOOD PROJECTS	1,116.46
MISCELLANEOUS	0.00

1,666.84

NET INCREASE (DECREASE) IN CASH

(\$1,503.57)
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CASH BALANCE 10-1-91

CHECKING ACCOUNT - M&I	1,253.21
MONEY MARKET - M&I	7,549.77
CERTIFICATE OF DEPOSIT	8,894.07

17,697.05

CASH BALANCE 10-31-91

CHECKING ACCOUNT - M&I	1,586.37
MONEY MARKET - M&I	5,576.29
CERTIFICATE OF DEPOSIT	9,030.82

16,193.48

NET INCREASE (DECREASE) IN CASH

(\$1,503.57)
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WALNUT GROVE HOMES ASSOCIATION

Minutes of the November 11, 1991 Board Meeting:

The board meeting was called to order at 7:12 by President Bob Becker. Board members present included: Bob Becker, Carol Bear, Linda Mahlberg, Fred Koenecke and Pam Conrad. The minutes of the October meeting were read and accepted. The treasurer's report was distributed, read and approved. There was a brief review of the 1991 budget and discussion of the 1992 budget. Decisions on the new budget will be postponed until the January 13th meeting.

Reports of Committees:

*Path
deleted
in,
by pencil.* // Architectural Control - Bob reported for John Wise. Dolphin Pools has made repairs to the path but it is uncertain whether these repairs were made satisfactorily. Bob will check on the path's condition. There has been a meeting with the new owners of the Robert's property and an agreement has been reached on the movement of the fence. The owners plan to move it in the spring.

Greenways - Fred reported that he is getting estimates on trimming the old oak tree in the greenway behind Harwood Circle. John, Bob and Fred walked all of the greenway and found that some circles need trimming. They will review the condition of all of the circles in the spring.

Newsletter - Linda announced that the next newsletter should be out before Thanksgiving. The Santa visit this December will require a \$5 donation and both Bob Becker and Rick Conne have once again volunteered for "Santa duty." The annual meeting time has been changed to 1 p.m. on Saturday, January 18th.

The meeting was adjourned at 8:07 p.m.

The next meeting will be at 7:00 p.m. on January 13, 1992.

Respectfully submitted,

Pam Conrad

Pam Conrad, Secretary