

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

ANNUAL MEETING
January 29, 2001

1. The Annual Meeting began at 7:00 p.m. with Jack Merrill, Chairman of the Architectural Control Committee, welcoming the homeowners present and introducing Alder Sue Hamblin.
2. Alder Sue Hamblin began her presentation by informing the meeting that her term will expire on April 17, 2001 and she will not run for reelection. She indicated that Paul Skidmore would probably replace her as he is running unopposed. She then provided the following updates:
 - a. A 7-story office building, "City Center-West," is being built west of the Beltline off Old Sauk Road.
 - b. The Attic Angels have purchased 53 acres adjacent to their existing site on Old Sauk Road for triplexes and single-family elderly housing.
 - c. Madison Public Works Dept. is planning to build a facility near Menards off Mineral Point Road.
 - d. Holy Name Seminary is planning to develop commercial properties along the Beltline and Catholic Charities is also planning to build low-income housing in the same area.
 - e. Snow plowing in December was difficult, but other subdivisions were even worse off than Walnut Grove.

Alder Hamblin answered several questions raised by the homeowners and the Board.

BOARD MEETING

Minutes: The minutes of the January 24, 2000 Annual Meeting were approved.

The Board recognized Tom Senatori and thanked him for his service to WGHA as a Board member and as its President for the past two years.

Committee Report Items:

TREASURER (Kristi Holden)

- Kristi noted that 4 homeowners had yet to pay their 2000 dues.
- In 2000, \$5,000 was taken from reserves to pay for \$3,700 in repairs to light posts in the Greenway due to vandalism.
- For 2001, we will retain the services of Clifton Gunderson again to perform accounting functions for the association.

- In 2001, we will also be looking for a new provider of our insurance liability policy in order to get more competitive premium rates.
- For 2001, we propose to keep the utility and social budget items unchanged.
- For 2001, we propose an increase in the budget for the newsletter because Tom Senatori had done the newsletter at no cost.
- For 2001, we will have to pay some of the newsletter costs and the costs for the new Neighborhood Directory out of reserves.

SOCIAL (Kathy McComb for Debra Wynne)

- Kathy requested volunteers to help with Social Committee activities in the coming year.
- She indicated that we would try to have smaller, but more, events in 2001.

ARCHITECTURAL CONTROL (Jack Merrill)

- Jack reported that 2000 was relatively quiet with no significant activity or disputes.

GREENWAYS (Bill Kloster)

- Bill reported that in 2001, we would continue with the same mowing contract that we used last year.
- He also reported that vandals with baseball bats caused over \$3,700 in damage to Greenway light poles in 2000; as a result, no fertilizer was used on the Greenways last year. Fertilizer will be applied in 2001.
- We will seek bids for better insurance liability coverage in 2001.
- In 2001, we would also like to obtain bids to repair cracks in the Greenway pavement to extend the life of the walkways.
- We would also like to sponsor a day or weekend for homeowners, Boy Scouts or Girl Scouts to help clean up the litter in the Greenways. WGHA would provide plastic trash bags and Bill would contact the City for timely pick-up of the trash collected.

BLOCK CAPTAINS (Kathy McComb)

- Kathy reported that we need 3 more block captains, one each for Foxboro, Stonecrest and Springwood areas.

Homeowner questions to the Board were discussed.

Old Business:

- None.

New Business:

- None.

Correspondence:

- A letter from the City discussing planning and park grants was discussed.

Assessments:

- As part of the budget discussion under the Treasurer's Report (see above), annual homeowners dues assessment of \$40 was approved for 2001, the same amount as was set for the prior several years and the maximum allowed under the WGH A bylaws.

Board Positions:

- With one Board member retiring and two additional vacancies, three new Board members were nominated and approved by the homeowners. The new Board members are:

Rick Conne
Collette Kreuser
Randy Wade

- The continuing Board members are:

Kristi Holden
Bill Kloster
Kathy McComb
Jack Merrill
Steve Suleski
Debra Wynne

Next Annual Meeting: Monday, January 28, 2002 at 7 p.m.

Meeting Adjourned: 8:30 p.m.

Minutes completed by:

Steve Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

January 8, 2001

Meeting Began: 7:00 p.m.

Attending Board

Members: Kristi Holden, Bill Kloster, Kathy McComb, Jack Merrill, Tom Senatori, Steve Suleski, Debra Wynne

Not Present: Rick Radloff

Minutes: November 6, 2000 minutes approved.

Committee Report Items:

TREASURER (Kristi Holden)

- Recently deposited \$120 in homeowners' dues; three or four still have not paid year 2000 dues.
- All year 2000 bills paid; we had to take some money from reserves to cover costs of light vandalism.
- Kristi has put utilities on automatic payment.
- Kristi still working on 2001 budget; she may add a little to Greenway budget to cover possible damage/repairs for lights, clearing brush in a few areas, inflation increases and extra weed/feed costs. Also, extra funds need to be added for newsletter costs and directory printing.
- Kristi handed out draft 2001 budget for review and discussion.
- Annual Meeting notices were sent out by Clifton Gunderson.

GREENWAYS (Bill Kloster)

- No report.

SOCIAL (Debra Wynne)

- No report.

BLOCK CAPTAINS (Kathy McComb)

- Block Captain Party at Doolittle's went well; about 30 people attended.
- Kathy raised questions about three circles whose block captains are not delivering materials; we need to find replacements. We'll have to mail to people on those circles until new block captains can be recruited; Kathy will raise need for new block captains at Annual Meeting.

ARCHITECTURAL REVIEW (Jack Merrill)

- No report.

NEWSLETTER (Tom Senatori)

- Newsletter distributed last week; next newsletter not scheduled yet.
- Tom to send graphic computer file of "Trees" logo to Bill.
- Directory almost ready to be sent out.

Correspondence:

- None.

Old Business:

- None.

New Business:

- Annual Meeting will be presided over by Bill Kloster. Last year's minutes to be followed by regular committee reports, presentation by Alder Sue Hamblin and then a request seeking volunteers for the Board.
- Tom raised question about seeking grant in matching grant program from Madison Dept. of Planning and Development. Could possibly be used to replace neighborhood signs. This question should be raised at the Annual Meeting.
- Tom suggested getting quotes for WGHHA liability insurance before March 2001.

Next Meeting: Annual Meeting on Monday, January 29, 2001 at 7 p.m. at library.

Meeting Adjourned: 7:45 p.m.

Minutes Completed By:

Steve Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

March 5, 2001

Meeting Began: 7:05 p.m.

Attending Board

Members: Rick Conne, Kristi Holden, Bill Kloster, Collette Kreuser, Kathy McComb, Jack Merrill, Steve Suleski, Debra Wynne

Not Present: Randy Wade

Minutes: February 5, 2001 minutes approved with minor changes.

Committee Report Items:

TREASURER (Kristi Holden)

- Kristi reported that Ferguson and Gargano have paid their dues; Franky and Arellano still have not paid year 2000 dues.
- About 100 homeowners left unpaid for year 2001 dues.
- Rick Conne requested that Kristi prepare income/expense statements once per quarter.

GREENWAYS (Bill Kloster)

- Bill will take bids for Greenways work this coming year (Hill Electric seems more expensive than others).
- Bill requested suggestions for contractors for weed and feed this year; some suggestions include Hobie Martini.
- Bill intends to use same lawn mowing service as last year.

SOCIAL (Debra Wynne)

- No report.
- Kathy McComb raised question about Easter Egg Hunt.
- Motion to hold Easter Egg Hunt on Saturday, April 7th at a cost of \$100 or less. Motion approved.

BLOCK CAPTAINS AND DIRECTORY (Kathy McComb)

- Several new welcome packets sent out within the past few weeks.
- Rick Conne raised issue about delivery time for Newsletters. Discussion followed.
- Still need block captains for Springwood, Foxboro and Stonecrest.
- Directory delivery will also be upcoming (by the end of March); 313 homes have been covered, only 7 homes will be unlisted.
- M&I Bank will advertise on back cover of Directory for \$300; Dan Esser will also be advertising; once advertising copy is received, printing will begin.

ARCHITECTURAL REVIEW (Jack Merrill)

- No report; no new requests.

NEWSLETTER (Collette Kreuser)

- Collette distributed draft of Newsletter to Board members for review.

Correspondence:

- None.

Old Business:

- Letter thanking Tom Senatori distributed to the Board members for signature; Steve Suleski will mail it.
- Jack Merrill and Rick Conne reported to the Board about their research on the Association's liability coverage; through discussions about the number and location of WGHA's activities, the premium amount can be decreased by about \$224 (from \$774 to \$550).

New Business:

- Rick Conne raised question about fence on property of Jim and Pamela Bean (418 North Westfield Road). Rick discussed the process of Architectural Review Committee, neighborhood notification and input. A discussion of a variety of options ensued.

Next Meeting: Monday, April 2, 2001 at 7 p.m. in large meeting room at Alicia Ashman Library.

Meeting Adjourned: 8:00 p.m.

Minutes Completed By:

Steve Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

April 2, 2001

Meeting Began: 7:05 p.m.

Attending Board

Members: Rick Conne, Kristi Holden, Bill Kloster, Collette Kreuser, Kathy McComb, Jack Merrill, Steve Suleski, Randy Wade, Debra Wynne

Not Present: None

Minutes: March 5, 2001 minutes approved with minor changes.

Committee Report Items:

TREASURER (Kristi Holden)

- At last count, 66 homeowners had not yet paid their dues for year 2001.
- \$350 received for advertising in the Neighborhood Directory.
- Refund not yet received from insurance company for premium reduction on liability coverage.

LANDSCAPE MANAGEMENT (Bill Kloster)

- Franke Inc. will be hired again this year to mow the Greenways.
- 10% discount if we prepay now; Bill recommends that we prepay \$2,000. Motion made and unanimously approved.

SOCIAL (Debra Wynne)

- So far only four families have indicated interest in an Easter Egg Hunt; decided to hold even if there will be a small turn out.

DIRECTORY (Debra Wynne)

- Currently, the Neighborhood Directory is with a graphic artist who is working on a volunteer basis; not sure when he'll be finished.

BLOCK CAPTAINS (Kathy McComb)

- Nancy Larson's block has been divided with Shirley Merrill and Dolores King.
- Looking to divide Cathy Kaiser's block on Westfield with another person.
- Welcome Packets will be more expensive this year compared to last year when Tom Senatori provided free services. Alternative would be less quality.
- Kathy was authorized by the Board to buy a ream of special folder material at \$33 for 100 covers to keep the quality of the Welcome Packets high.

ARCHITECTURAL REVIEW (Jack Merrill)

- No action this past month.

- Received one application for a kitchen extension which is in process.

NEWSLETTER (Collette Kreuser)

- Library has requested copy of each new issue of the Newsletter for use at the library.
- Library also has asked whether we would accept articles from the library.
- The next Newsletter will be sent out before Easter weekend.

Correspondence:

- None.

Old Business:

- None.

New Business:

- Rick Conne described conversation with the likely new Alder for our area, and informed him that among the biggest problems in the neighborhood are traffic and speeding.

Next Meeting: Monday, May 7, 2001 at 7 p.m. in large meeting room at Alicia Ashman Library.

Meeting Adjourned: 7:40 p.m.

Minutes Completed By:

Steve Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

May, 2001

Meeting Began: 7:05 p.m.

Attending Board

Members: Rick Conne, Kristi Holden, Bill Kloster, Collette Kreuser, Kathy McComb, Jack Merrill, Steve Suleski, Randy Wade, Debra Wynne

Not Present: None

Minutes: April 2, 2001 minutes approved with minor changes.

Committee Report Items:

TREASURER (Kristi Holden)

- Kristi distributed quarterly financial report dated 3/31/01, a copy of which is attached. Board accepted report as presented.
- Twelve homeowners have not yet paid their 2001 dues.

ALDERMAN'S REPORT

- Paul Skidmore, new alder, visited with the Board to introduce himself. He has the following assignments: Community Development Authority, Board of Park Commissioners, Library Board and Standing Committee on West Beltline. He will be distributing a newsletter periodically. He is focusing on traffic issues; noise; safety; parks; and public works. His telephone number is 829-1921.

LANDSCAPE MANAGEMENT (Bill Kloster)

- On Earth day, three members walked the Greenway and picked up several bags of trash.
- Light at top of Greenway (#1) is out; needs repair. No estimates yet.
- Rick commented that some parts of Greenways need some minor repairs. Also a few areas may need some vegetation cleared out.

BLOCK CAPTAINS (Debra Wynne reported for Kathy McComb)

- Stonecrest Circle has a new block captain; Marjorie Conklin.
- Marilyn Harper is the new block captain for Foxboro.
- Cathy Foltz is the block captain for north part of Westfield Road.
- All areas are now covered.

ARCHITECTURAL REVIEW (Jack Merrill)

- No activity.

NEWSLETTER (Collette Kreuser)

- First quarter newsletter went out April 13th.
- June, September and December are next scheduled newsletter months.
- Articles need to be submitted by June 6th for the next newsletter.

SOCIAL (Debra Wynne)

- Garage sale is scheduled for May 18th and 19th.
- Easter Egg Hunt had 29 children attend.

DIRECTORY (Debra Wynne)

- Neighborhood Directory is at the printer; will be ready for distribution by the end of this week.

Correspondence:

- None.

Old Business:

- None.

New Business:

- Pedestrian Bicycle Committee .
- City Neighborhood Conference on 9/25/01.
- Library news.

Next Meeting: Monday, June 4, 2001 at 6:30 p.m. in large meeting room at Alicia Ashman Library.

Meeting Adjourned: 8:05 p.m.

Minutes Completed By:

Steve Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

August 6, 2001

Meeting Began: 6:30 pm

Attending Board Members: Rick Conne, Randy Wade, Bill Kloser, Collette Kreuser, Kristi Holden

Not Present: Steve Suleski, Jack Merrill, Kathy McComb, Debra Wynne

Minutes: June 4, 2001 minutes approved

Committee Report Items:

Treasurer (Kristi Holden)

- 2001 Expenditures \$5599; Current balance \$7201

of budgeted amount

Architectural Review (Jack Merrill, not present)

- Report due on gazebo-like structure on Colony Drive

Greenways (Bill Kloster)

- Broken lights repaired by Academy Electric
- Bill reported that lawn mowing is now being done near Greenway east of Greenhaven Circle.
- Overgrown shrubs and trees on Greenway near end of Winterset Circle will be trimmed.
- \$4,000 bid was received from Wisconsin Asphalt to repair and seal all walkways.
- Motion made and accepted to hire Wisconsin Asphalt to fill cracks and apply sealant on entire Greenway.

Social (Debra Wynne, not present)

Newsletter (Collette Kreuser)

- Newsletter to go out in September
- Randy Wade provided article seeking volunteers to assist in evaluating the possibility of reestablishing the two ice skating rinks at Walnut Grove Park

Block Captains (Kathy McComb, not present)

Correspondence

- None

Old Business

- None

New Business/Miscellaneous

- Walbridge Academy, 7035 Old Sauk Road has asked to meet with Walnut Gove Homes Association President Rick Conne to discuss building plans at 6:00 pm. August, 22
- Rick Conne and Randy Wade will attend the meeting

Next Meeting: Monday September 10, 2001 at 6:30 pm. in large meeting room at Alicia Ashman Library

Meeting Adjourned: 7:30 pm.

Minutes Completed By

Randy Wade, Vice President

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

September 10, 2001

Meeting Began: 6:35 p.m.

Attending Board

Members: Rick Conne, Kristi Holden, Bill Kloster, Colette Kreuser, Kathy McComb, Jack Merrill, Steve Suleski, Debra Wynne

Not Present: Randy Wade

Minutes: August 6, 2001 minutes approved with minor changes.

Committee Report Items:

TREASURER (Kristi Holden)

- No additional income to report.
- Invoice for \$185 for Greenways to be discussed later in meeting.
- Present balance is \$42,119 including Park Fund.
- Statement through August 1, 2001 is attached.

ARCHITECTURAL REVIEW (Jack Merrill)

- Gazebo on Colony Drive was approved by Architectural Review Committee; design was within limits.
- Rick Conne has contacted Larry Libman, attorney from Axley Brynelson, to get some initial advice on Board's rights to enforce deed restrictions and other rules of neighborhood association.

GREENWAYS (Bill Kloster)

- Walkways were sealed by Wisconsin Asphalt.
- Bill checked Wisconsin Asphalt's references.
- Total cost was just under \$4,000.
- Not all lights have been fixed; light heads are difficult to find; still trying to find suitable replacements.
- New issue is pets running loose on Greenways, especially cats.
- Animal control rules of Madison were presented to Secretary to keep with minutes; will discuss further later in the meeting.
- Circle islands are not part of Greenway budget; people should contact block captain to find out about funding maintenance for those areas.
- Bill presented by Kenneth Sadeghian for \$185 for circle improvement work.

Moved by Kristi Holden to approve payment of invoice of \$185 but no additional payments to maintain Winterset Circle for four years (through 2004). Approved (Suleski dissenting).

- Rick suggested newsletter article to restate the rules on circle maintenance--\$35/year with 2 year look-back limit.

SOCIAL (Debra Wynne)

- Picnic/Bonfire to be held on Saturday, October 13th to include picnic food, popcorn, outdoor movies, etc.
- Future social events to be listed in next newsletter.

NEWSLETTER (Colette Kreuser)

- Colette distributed draft of newsletter and asked for additional updates and news items.
- Some of the articles were discussed by the Board.
- Deadline for articles is Thursday, September 13th.

BLOCK CAPTAINS (Kathy McComb)

- Moved by Kathy McComb to authorize \$25 for muffin mixes for muffins for new neighbors. Approved unanimously.
- Looking for block captains to cover Rye Circle.

Correspondence:

- None.

New Business/Miscellaneous:

- Proposal by Walbridge Academy to replace existing buildings with three new temporary buildings.
- Expand from 28 students to 50 students.
- Neighbors present to comment on proposal.
- Paul Skidmore, alderman, addressed remedies for neighbors if Walbridge does not follow through on design plans.

Motion to support Walbridge Academy's rebuilding plans as presented with additional review of City committees and final review and acceptance of neighbors, with appropriate conditions. Approved unanimously.

- Paul reported on traffic summit. City is considering traffic calming strategies and stop sign issues.
- Suggestion to have Dave Dryer of Madison Traffic Department to attend annual meeting.

Motion to adjourn. Approved.

Next Meeting: Monday, October 1, 2001 at 6:30 p.m. in large meeting room at Alicia Ashman Library.

Meeting Adjourned: 7:55 p.m.

Minutes Completed By:

Steven R. Suleski, Secretary

WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin

October 1, 2001

Meeting Began: 6:30 p.m.

Attending Board

Members: Rick Conne, Kristi Holden, Bill Kloster, Colette Kreuser, Kathy McComb, Jack Merrill, Steve Suleski, Debra Wynne

Not Present: Randy Wade

Minutes: September 10, 2001 minutes approved.

Committee Report Items:

TREASURER (Kristi Holden)

- Asphalt bill for Greenways paid.
- Progress made on late payments of homeowner dues.
- Next full financial report will be made at next meeting.

ARCHITECTURAL REVIEW (Jack Merrill)

- Report on rejection of fence request at 422 North Westfield Road, 426 North Westfield Road, 430 North Westfield Road.
- Kitchen addition on 10 Greenhaven Circle approved.
- Additional 75 copies of Deed Restriction booklet produced; Jack requested reimbursement for costs.

GREENWAYS (Bill Kloster)

- Sealing of walkways complete; deficiencies corrected.
- Bill of \$3,985 submitted to Kristi for payment.
- Bill will personally fix hole in walkway near Walnut Grove Road with coal patch.
- Replacement light heads are still on order; could be another few weeks.

SOCIAL (Debra Wynne)

- Plans well underway for Picnic and Bonfire; some RSVPs already received.
- Several other events that will take place in near future were highlighted in newsletter, including the possibility of a progressive dinner.

NEWSLETTER (Colette Kreuser)

- September newsletter produced on time.
- Colette requested feedback on length and content of newsletter.

BLOCK CAPTAINS (Kathy McComb)

- Newsletters distributed to block captains early last week.
- Still looking for block captain for Rye Circle.
- Kathy is handing out New Neighbor packets to recent additions to WGHA.

Correspondence:

- None.

Old Business:

- Kristi reported on her attendance at Neighborhood Association conference held at Monona Terrace and shared some ideas she learned.
- Kristi also reported that she invited our Alder, Paul Skidmore, to our bonfire/picnic.

New Business/Miscellaneous:

Fence Discussion:

- Rick reported on his conversation with Atty. Larry Libman on process for appeal of Architectural Review Committee decisions, including who would be responsible for legal fees.
- Jack reported on proceeding of Architectural Review Committee to reject fence request by Wynnes, Petersons and Patty Adolph; Jack had recused himself and three other committee members were chosen to review the proposal.
- Debra Wynne gave report of their request for 48-inch fence and response of Architectural Review Committee.

Board determined that a Board member review the process that was used to deny the petition. Steve Suleski was chosen to contact the Architectural Review Committee members to understand the process.

Board voted unanimously to request that Jack Merrill resign as chair of Architectural Review Committee.

Motion to adjourn. Approved.

Next Meeting: Monday, November 5, 2001 at 6:30 p.m. in large meeting room at Alicia Ashman Library.

Meeting Adjourned: 8:25 p.m.

Minutes Completed By:

Steven R. Suleski, Secretary