

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**January 7, 2002 Board Minutes**

**Meeting Began:** 6:30 pm

**Attending Board Members:** Rick Conne, Randy Wade, Bill Kloser, Collette Kreuser, Kristi Holden, Kathy McComb, Debra Wynne

**Not Present:** Steve Suleski

**Minutes:** December 3, 2001 minutes approved

**Committee Report Items:**

**Treasurer (Kristi Holden)**

- 2001 Income 15,230, 2001 Expenditures \$16,403, Current balance \$ 32,474 including reserves of \$26,519. An annual budget of \$12,830 was proposed and approved for 2002.

**Architectural Review (Randy Wade)**

- No activity

**Greenways (Bill Kloster)**

- Bill Kloster indicated the need to develop a long term capital budget for greenway maintenance and improvements to be paid for out of WGHA reserves.
- Debra Wynne offered to contact Academy Electric and or other contractors to obtain an estimate for replacement of greenway lamps
- Kathy McComb reported that there was interest by several young people in the neighborhood were interested in greenway mowing.
- Randy Wade offered to investigate and report on greenway insurance coverage. Rick Conne will provide the proper contact.

**Social (Debra Wynne)**

- It was agreed that a dinner for board members and spouses would be held during February.

**Newsletter (Collette Kreuser)**

- Newsletter to go out in during the month of January. The newsletter will publicize the Annual Meeting -- Board members are to provide other articles as appropriate.

### **Block Captains (Kathy McComb)**

- A block captain's holiday party was held on December 20.

### **Correspondence**

- None

### **Old Business**

- Randy Wade provided a map of possible bikeways connecting Walnut Grove Park with the neighborhood and other neighborhoods.

### **New Business/Miscellaneous**

- A 2002 Madison traffic safety action planning meeting will be held on Tuesday January 15, at 6:30 and 8:30 pm at the United Way Building at 2059 Atwood Avenue
- It was agreed to pursue the scheduling of the MSCR "Art Cart" at the Walnut Grove Park next summer.
- The Annual Meeting will be held on January 28. Si Widstrand, Madison Parks Planner will be the featured speaker. Alder Paul Skidmore will also speak briefly. Captain Ellen Schwartz will be invited to a future board meeting and will be asked to report on greenway security issues among other things.

**Next Meeting:** The annual meeting will be held on Monday January 28, 2002 at 6:30 pm. in large meeting room at Alicia Ashman Library

**Meeting Adjourned:** 8:00 pm.

Minutes Completed By

Randy Wade, Vice President

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**ANNUAL MEETING**  
**January 28, 2002**

1. The Annual Meeting began at 6:45 p.m. with Rick Conne, President of the WGHA, welcoming the homeowners present and introducing Alder Paul Skidmore.
2. Alder Skidmore began his presentation by informing the meeting that the boundaries of the 9<sup>th</sup> Ward (where Walnut Grove is located) have been changed as part of redistricting. As a result, he will now be living in the 19<sup>th</sup> Ward but he will still be Alder representing us in the 9<sup>th</sup>. Also, the Dane County Board districts have been adjusted and the 9<sup>th</sup> Ward is now split among three. The Dane County Board member representing our neighborhood is Brett Hulsey (who was present at the meeting and introduced by President Conne). He then provided the following updates:
  - a. Traffic management continues to be the main issue in the 9<sup>th</sup> Ward. The city is coming out with new recommendations on traffic calming. The intersection of Westfield and Farmington is ranked second in the city for traffic calming. The actual device for traffic calming there is yet to be determined (eg., stop signs, intersection circle, bumping). Implementation costs are expected to be included in 2003 city budget but could move up to 2002 if neighbors push for it sooner.
  - b. Speeding enforcement teams have been active on Westfield Road, Old Sauk Road and other nearby areas. So far the results have pretty limited. Some of the problem may actually be with neighborhood residents.
  - c. State budget deficit of \$1.3 billion may result in significant city budgetary issues if Gov. McCallum's plan is adopted. The plan would eliminate revenue-sharing for three years and freeze property tax levies. It is not clear how the city would handle the shortfall, but it may have to close a library branch among other things. Some strategies the city may use include use of public/private partnerships, regionalizing certain services, fees and use assessments for entities not on the tax rolls, etc.
  - d. The Library Board is looking at renovating the Central Library. Public/private funding would be used.
  - e. Park expenditures are also likely to be cut. However, matching funds for park projects should still be available. If we have park projects we would like to pursue in 2002, it would be wise to apply soon.
  - f. Several other neighborhood issues include car hopping and garage hopping, car windows being shot out and other vandalism. These situations are being monitored by the police. Anyone in the neighborhood having any information about these types of incidents are encouraged to contact the police.

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

### **Committee Report Items:**

#### **TREASURER (Kristi Holden)**

- See 2001 Annual Report and 2002 Annual Budget attached.
- In 2001, we went over budget primarily because of light replacement on the Greenways, resealing Greenway paths and higher than expected utility costs.
- The special project in 2001 was publication of a new neighborhood directory. We defrayed the costs of the directory by selling ads.
- Notices for 2002 annual dues will be sent out by Clifton Gunderson in the next few weeks. Four homeowners failed to pay their dues in 2001.
- We propose to maintain annual dues for 2002 at \$40, the same level that the dues has been at for the past several years.
- **MOTION** made, seconded and approved to accept the 2002 Budget as present and to set 2002 annual dues at \$40.

#### **SOCIAL (Debra Wynne)**

- No report, but Deb listed activities that we generally sponsor on an annual basis.
- She also mentioned some new ideas for 2002, including a progressive dinner and having the Art Cart at Walnut Grove Park in the summer. She also asked for additional suggestions and help with the events.

#### **ARCHITECTURAL CONTROL (Rick Conne reported for Randy Wade who was not present)**

- Rick explained the role of the Committee and stated that there is not much activity right now.
- He also answered questions from homeowners.

#### **GREENWAYS (Bill Kloster)**

- Bill reported that about \$9,000 was spent on Greenways in 2001, including \$4,000 on resealing the paths (a capital improvement that should extend the life of the paths for 10 years), and \$2,000 to repair poles and lights (some damaged, some fell over due to wear and tear).
- He also reminded the homeowners about the vandalism that took place in the Greenways during summer 2000.
- In 2002, we plan to apply fertilizer and weed control for the first time in two years.
- In 2002, we would also like to do some brush trimming and clearing.
- As we did last year, in April we would also like to sponsor a day for homeowners and 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 27 areas require block captains and all are filled right now. Margie Mueller recently filled the last vacancy on Rye Circle.

**NEWSLETTER (Collette Kreuser)**

- No report, but Collette gave background on the Nutshell and its publication schedule. She also solicited articles from homeowners on various topics of general interest.

**Old Business:**

- Rick reported that Walbridge Academy wants to rebuild its school buildings, taking down the existing buildings and replacing them with new structures. The neighbors have been included throughout the approval process. The project is still being considered by city committees and may take awhile before final approval could be obtained. Walbridge would like to complete the project next summer.
- Rick also mentioned problems in the neighborhood with vandalism and other disruptive behaviors. Ellen Schwartz, precinct captain for our area, has been involved in trying to monitor and correct these problems.

**New Business:**

- Election of Board Members: Five positions on the Board are up for election for two year terms this year. The following persons were **NOMINATED** and unanimously **ELECTED** by the homeowners present:

Kristi Holden  
Bill Kloster  
Kathy McComb  
Steve Suleski  
Lauren Thliveris  
Debra Wynne

- The continuing Board members are:

Rick Conne  
Collette Kreuser  
Randy Wade

- Sy Widstrand of the Madison Parks Dept. reviewed the Park situation in Madison and reported on the following topics:
  - a. The suggestion that the ice skating rinks in Walnut Grove Park be resurrected was discussed last fall and it was concluded that it was too

costly (\$25,000) and would require too many volunteers to succeed; an alternative approach is for neighborhood residents to work on the Wexford rinks but this winter has been too mild for successful ice-making.

- b. One of the impacts of the budget crunch may be less mowing of city parks this season, but Walnut Grove Park is not likely to be affected.
- c. This year, the tennis courts at Walnut Grove Park are scheduled to be resurfaced and cracks sealed.
- d. This year Porta-Pottys will only be provided in parks if a contribution of ½ the cost is supplied from a source other than the city (total cost of one is approximately \$900 for the season).
- e. Some potential Walnut Grove Park improvements that we might want to consider over the next few years are:
  - (1) using the old skating rink areas for community gardens
  - (2) construction a third tennis court (\$25,000) where the basketball court is and relocating the court
  - (3) improving the trail system (hiking and/or biking) to connect Old Sauk to Tree Lane and/or Westfield to High Point through the Park

Sy also answered questions from homeowners.

**Next Annual Meeting:** Monday, January 27, 2003 at 7 p.m.

**Meeting Adjourned:** 8:15 p.m.

Minutes completed by:

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Steve Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**February 4, 2002 Board Minutes**

**Meeting Began:** 6:30 pm.

**Attending Board Members:** Rick Conne, Randy Wade, Kathy McComb, Debra Wynne, Bill Kloster, Lauren Thliveris

**Not Present:** Steve Suleski, Collette Kreuser, Kristi Holden,

**Minutes:** January 28, 2002 minutes approved

**Committee Report Items**

**Treasurer:**

- No report

**Architectural Review**

- No report

**Greenways**

- No report

**Social**

- No report

**Newsletter**

- No report

**Block Captains**

- No report

**Correspondence**

- None

**New Officers**

- Lauren Thliveris has accepted the position of Architectural Review Committee Chairman. Other Board members will maintain their current positions.

**New Business/Miscellaneous**

- Rick Conne reported on discussion at a City of Madison traffic safety meeting where the possibility of speed bumps was discussed for Farmington Way from Old Sauk Road to Westfield. Board members present indicated support.

- The Board has received a letter from the Park District asking for recommendations for capital improvements for the FY2003-04 budget. . Rick Conne asked Board members for suggestions before February 26, 2002. Board members present suggested additional benches and improved provision of electric power at the park shelter as items for consideration.

**Next Meeting Dates**

March 4

April 8

May 6

July 1

**Meeting Adjourned:** 7:30 pm.

Minutes Completed by

Randy Wade, Vice President



**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**March 3, 2002**

**Meeting Began:** 6:45 p.m.

**Attending Board**

**Members:** Rick Conne, Kristi Holden, Kathy McComb, Steve Suleski, Lauren Thliveris

**Not Present:** Bill Kloster, Collette Kreuser, Randy Wade, Debra Wynne

**Committee Report Items:**

**TREASURER (Kristi Holden)**

- Kristi reported one-half of 2002 dues already in, with more envelopes waiting at Clifton Gunderson.
- She also indicated that only four have not paid from 2001.

**ARCHITECTURAL REVIEW (Lauren Thliveris)**

- Lauren reported that she has taken possession of files.
- Nothing pending at this time.

**GREENWAYS (Bill Kloster, not present; Lauren Thliveris reporting)**

- Lauren reported that Bill suggested we continue with Matt Frankey for Greenway lawn care for 2002.
- Some Board members suggested we look at other options, including neighborhood kids.
- Board decided to look at other alternatives and to discuss the quality of the cutting last year with Matt Frankey.

**SOCIAL (Debra Wynne)**

- No report.
- Deb thinks there will be an egg hunt held the Saturday of Easter weekend.
- She will mail a flyer to all neighborhood families with kids under age 10 to see if there is enough interest.

**NEWSLETTER (Colette Kreuser, not present)**

- No report.
- We won't put a newsletter out in March.

**BLOCK CAPTAINS (Kathy McComb)**

- Kathy will need to look for a new block captain on Springwood Circle; present block captain is moving.

**Old Business:**

- Rick distributed a copy of the letter he sent to the Madison Parks Department regarding keeping portable toilets, requesting additional park benches or other issues.
- Dave Dryer, head traffic engineer, or someone from his department will be at our next meeting to discuss Farmington Way speed control.

**New Business/Miscellaneous:**

- Request from Alder on far west side to provide a new neighborhood there with a copy of our bylaws, which Rick will follow up on.

**Next Meeting:** Monday, April 1, 2002 at 6:30 p.m. in small meeting room at Alicia Ashman Library.

**Meeting Adjourned:** 7:30 p.m.

Minutes Completed By:

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Steven R. Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**April 1, 2002**

MEETING BEGAN: 6:35 p.m.

**ATTENDING**

**BOARD MEMBERS:** Rick Conne, Kristi Holden, Bill Kloster, Collette Kreuser, Kathy McComb, Steve Suleski, Lauren Thliveris, Randy Wade

**NOT PRESENT:** Debra Wynne

**MINUTES:** March 3, 2002 minutes approved.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Kristi Holden)**

- Kristi had no financial reports available.
- She reported that about two-thirds of the 2002 dues have been paid.
- Only two homeowners remain outstanding for the 2001 dues; Rick will follow up with these.

**ARCHITECTURAL REVIEW (Lauren Thliveris)**

- No calls; no report.

**GREENWAYS (Bill Kloster)**

- Bill suggested that we prepay Matt Frankey \$2000 for 2002 lawn mowing; Board approved this suggestion.
- Bill will tour Greenways with Matt Frankey to see what portions may be trimmed and otherwise cleaned up.
- He also submitted a bill for \$79 to fix a light on Greenway.
- Rick reported that police have identified juveniles who have been stealing and destroying property in the neighborhood; WGHA is on the list to receive compensation for vandalism that happened to Greenways last year.
- Rick reported on a program that was brought to his attention by Brett Hulsey to rent a work crew of young men (4 or 5) to do Greenway cleanup at a cost of \$25/day or \$100 or a week; discussion followed.
- Board decided to publicize clean up on posters and phone calls.

**SOCIAL (Debra Wynne, not present)**

- Rick reported that no Easter Egg Hunt took place because of inclement weather.
- Kathy is following up with Tamarack for use of their facilities for a WGHA Progressive Dinner in June.
- Kathy also reported that Debra is looking at the first weekend in June for the annual garage sale.

BLOCK CAPTAINS ( Kathy McComb)

- Kathy will actively solicit for block captain on Springwood Circle when next Newsletter is published.
- Kathy reported on an inquiry from homeowners on Gammon Road who wanted to know what the dues pay for because she wasn't receiving her Newsletter.

NEWSLETTER (Collette Kreuser)

- Collette has two articles pending including the library book sale in May and an article on the volunteers for Oakwood Assisted Living.
- Several events are coming up including:
  - o Clean up of Greenway (possibly May 11<sup>th</sup> at 10:00 a.m.
  - o Progressive Dinner in June
  - o Garage Sale in June
- Rick suggested April 15<sup>th</sup> as a deadline for the articles; he has a few to contribute.
- Lauren suggested we include an item on our architectural review process and rules.
- Newsletter is scheduled to come out around April 21<sup>st</sup>.

OLD BUSINESS:

- Bill Putman of Madison Traffic Department attended to update the Board on traffic options for Walnut Grove neighborhood. Extensive discussion followed. Board stressed that stop signs on Westfield Road is the desired solution.

NEW BUSINESS:

- Lauren suggested we consider looking at using part of Walnut Grove Park as a Skateboard Center; tabled for later discussion.

NEXT MEETING: Monday, May 6, 2002 at Alicia Ashman Library.

MEETING ADJOURNED: 8:05 p.m.

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Steve Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**May 6, 2002**

MEETING BEGAN: 6:40 p.m.

**ATTENDING**

BOARD MEMBERS: Rick Conne, Kristi Holden, Bill Kloster, Collette Kreuser, Kathy McComb, Steve Suleski, Lauren Thliveris, Randy Wade, Debra Wynne

NOT PRESENT: None

MINUTES: April <sup>1</sup>~~6~~, 2002 minutes approved.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Kristi Holden)**

- \$310 deposit from dues today.
- 28 households still have not paid 2002 dues; reminder letters will be sent out.
- Some of WGHA reserve funds have been invested in Government Securities (short term bond fund—5 to 5-1/4%); Rick explained this investment to the Board.
- Budget may be tight this year as MGE is increasing rates this year.
- Clifton Gunderson was paid just over \$1,000 for its services this year.
- \$2,000 lawn mowing deposit paid.
- Newsletter bill submitted to Kristi for about \$80.

**ARCHITECTURAL CONTROL (Lauren Thliveris)**

- Received two submittals for four-season porches; straight-forward proposals that were approved.
- Board discussed question about screened deck with canvas top.

**GREENWAYS (Bill Kloster)**

- Bill followed up re \$79 bill for Academy Electric and \$2,000 for mowing.
- Bill reminded everyone about Greenway clean-up scheduled for Saturday, May 1<sup>st</sup> starting at 9:30 a.m. (rain or shine).

**SOCIAL (Debra Wynne)**

- Garage Sale (Fri, May 31<sup>st</sup> and Saturday, June 1<sup>st</sup>) for 8 a.m. to 4 p.m. both days.
- Deb needs paint to paint Garage Sale signs; she also needs someone to house the signs in the off-season.
- July 4<sup>th</sup> Parade will take place.
- Art Cart is also scheduled for two separate dates in the summer.
- Kathy confirmed that we have access to Tamarack's Clubhouse for the Progressive dinner—date to be determined.



BLOCK CAPTAINS ( Kathy McComb)

- Nothing to report; still looking for a replacement for Springwood Circle.

NEWSLETTER (Collette Kreuser)

- Last newsletter was a success.
- Looking at end of June for the next newsletter delivery.

OLD BUSINESS:

- Lauren provided additional information about skate park; discussed with City of Middleton; very expensive proposition (over \$130,000); other options might be cheaper.

NEW BUSINESS:

- Meeting with Traffic Dept. scheduled for 7 p.m., May 15<sup>th</sup> at Alicia Ashman Library to discuss traffic on Westfield Road and Farmington Way (Alder Paul Skidmore will also be there).

NEXT MEETING: Monday, June 3, 2002 at Alicia Ashman Library.

MEETING ADJOURNED: 7:40 p.m.

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Steve Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

March <sup>4</sup>~~3~~, 2002

**Meeting Began:** 6:45 p.m.

**Attending Board**

**Members:** Rick Conne, Kristi Holden, Kathy McComb, Steve Suleski, Lauren Thliveris

**Not Present:** Bill Kloster, Collette Kreuser, Randy Wade, Debra Wynne

*Minutes:* February 3, 2002 minutes approved

**Committee Report Items:**

**TREASURER (Kristi Holden)**

- Kristi reported one-half of 2002 dues already in, with more envelopes waiting at Clifton Gunderson.
- She also indicated that only four have not paid from 2001.

**ARCHITECTURAL REVIEW (Lauren Thliveris)**

- Lauren reported that she has taken possession of files.
- Nothing pending at this time.

**GREENWAYS (Bill Kloster, not present; Lauren Thliveris reporting)**

- Lauren reported that Bill suggested we continue with Matt Frankey for Greenway lawn care for 2002.
- Some Board members suggested we look at other options, including neighborhood kids.
- Board decided to look at other alternatives and to discuss the quality of the cutting last year with Matt Frankey.

**SOCIAL (Debra Wynne)**

- No report.
- Deb thinks there will be an egg hunt held the Saturday of Easter weekend.
- She will mail a flyer to all neighborhood families with kids under age 10 to see if there is enough interest.

**NEWSLETTER (Colette Kreuser, not present)**

- No report.
- We won't put a newsletter out in March.

**BLOCK CAPTAINS (Kathy McComb)**

- Kathy will need to look for a new block captain on Springwood Circle; present block captain is moving.

**Old Business:**

- Rick distributed a copy of the letter he sent to the Madison Parks Department regarding keeping portable toilets, requesting additional park benches or other issues.
- Dave Dryer, head traffic engineer, or someone from his department will be at our next meeting to discuss Farmington Way speed control.

**New Business/Miscellaneous:**

- Request from Alder on far west side to provide a new neighborhood there with a copy of our bylaws, which Rick will follow up on.

**Next Meeting:** Monday, April 1, 2002 at 6:30 p.m. in small meeting room at Alicia Ashman Library.

**Meeting Adjourned:** 7:30 p.m.

Minutes Completed By:

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Steven R. Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**June 3, 2002**

MEETING BEGAN: 6:40 p.m.

**ATTENDING**

BOARD MEMBERS: Rick Conne, Bill Kloster, Collette Kreuser, Kathy McComb, Steve Suleski, Lauren Thliveris, Randy Wade, Debra Wynne

NOT PRESENT: Kristi Holden

MINUTES: May 6, 2002 minutes approved with minor changes.

**COMMITTEE REPORT ITEMS:**

TREASURER (Kristi Holden, not present)

- No report .

ARCHITECTURAL CONTROL (Lauren Thliveris)

- No activity; no report.
- Lauren prepared to discuss screened deck issue with people who raised question at last meeting.

GREENWAYS (Bill Kloster)

- Bill reported on success of the April Greenway clean-up.
- Bill also indicated that more clean-up days will be scheduled this summer.
- Bill raised idea of having neighborhood kids mow various sections of the Greenways; he will pursue idea for next year.
- Several questions raised about Matt Franke's mowing this year, both frequency and quality.

SOCIAL (Debra Wynne)

- Garage Sale took place last Friday and Saturday; 20 homes signed up; not clear whether we will get any donations.
- MSCR Art Cart is scheduled to be in Walnut Grove Park on July 9<sup>th</sup> and July 30<sup>th</sup>.

BLOCK CAPTAINS ( Kathy McComb)

- Nothing to report.

NEWSLETTER (Collette Kreuser)

- Collette raised question about when next Newsletter should be sent; suggestion made that Newsletter come out between June 15<sup>th</sup> and June 20<sup>th</sup>; articles need to be given to Collette by June 10<sup>th</sup>.
- Board members suggested various articles and announcements to be included.

OLD BUSINESS:

- Lauren gave a further report on the skate park idea. Covered liability issues and noise issues. Noted that skate park likely to draw people from beyond the neighborhood—more traffic and parked cars. She also reported that Madison Parks Department indicated that area neighbors would have to close and lock skate park at night because City won't. Topic tabled.
- Question raised about more park benches in the park; Rick will follow up.
- Lauren also reported some vandalism to a vehicle on Stonecrest Circle; board discussed whether and how to report this type of incident in the Newsletter; Lauren agreed to write an article.
- Rick reported on the traffic calming devices being suggested by the City and the ongoing petition of neighborhood residents. Rick also distributed a copy of the letter issued by the City to those residents.

NEW BUSINESS:

- Deb raised question about replacing the existing Walnut Grove signs; estimated cost at approximately \$3,000.

NEXT MEETING: Monday, August 5, 2002 at Alicia Ashman Library.

MEETING ADJOURNED: 7:40 p.m.

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Steve Suleski, Secretary



**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**September 9, 2002 Board Minutes**

**Meeting Began:** 6:30 p.m.

**Attending Board Members:** Rick Conne, Randy Wade, Bill Kloster Kathy McComb, Debra Wynne, Lauren Thliveris, Collette Kreuser

**Not Present:** Steve Suleski, , Kristi Holden

**Minutes:** August 5, 2002 minutes approved

**Committee Report Items**

**Treasurer:**

- Eight homeowners are still in arrears of 2002 dues (via Rick Conne).

**Architectural Review**

- No activity

**Greenways**

- Bill Kloster reported that three greenway lights have been repaired and all lights are currently functioning. One hundred dollars credit remains in the lawn mowing account as of 8/5/02.

**Social**

- Debby Wynne will finalize the dates for the Fall Bonfire. October 5 was discussed as a tentative date.

**Newsletter**

- The newsletter is targeted for delivery on the weekend of September 20. Stories are still being solicited by Collette Kreuser during the week of September 9, including a story from Alder Paul Skidmore.

**Block Captains**

- Kathy McComb reported that she is still searching for a block captain on Springwood Circle.

**Correspondence**

- None

**New Business/Miscellaneous**

- The Wexford Ridge Apartment complex currently is operating a number of after school and other support programs including a food pantry. The complex is proposing to build a building next to Jefferson Middle School and is seeking support from the School Board. A presentation will be scheduled for September 16 at Memorial HS. Randy Wade will attend and report back to the Board.

**Next Meeting Dates**

October 7

November 4

December 2

**Meeting Adjourned:** 7:36 pm.

Minutes Completed by

Randy Wade, Vice President

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**October 7, 2002 Board Minutes**

**Meeting Began:** 6:30 p.m.

**Attending Board Members:** Randy Wade, Bill Kloster Steve Suleski, Debra Wynne, Colette Kreuser

**Not Present:** Rick Conne, Kathy McComb, Lauren Thliveris, Kristi Holden

**Minutes:** September 9, 2002 minutes approved.

**Committee Report Items**

**Treasurer:**

- No report

**Architectural Review**

- No activity

**Greenways**

- Bill Kloster reported 2 dead trees to review - one at Greenway behind Colony and the other at the top of Stone Crest Circle. He also had a call from the City of Madison Streets Div. wanting to cut down a tree on Colony Circle – there were no objections for residents on the circle. He submitted a \$320.00 bill for lawn mowing.

**Social**

- The Fall Bonfire was a great time for all that attended. Special thanks to Deb and Ron Wynne and Steve Suleski for setting up a great fire pit and keeping an eye on the embers way into the morning. (The burning of the barrel was a major highlight!) No upcoming activities being planned.

**Newsletter**

- The next newsletter is targeted for the Dec/Jan timeframe to coincide with reminder of the annual meeting the end of January.

**Block Captains**

- We do have a volunteer for Springwood Circle.

**Correspondence**

- None

**New Business/Miscellaneous**

- Bill Kloster has found the Greenways Electric Meter. Harry Horton and Bill put up a new pole for the meter, located next to pole # 27 behind Bill's home.
- Randy Wade shared information on the proposed Wexford Center from a meeting held on Sept. 22<sup>nd</sup>. It is in the early stages. There will be a fund raising drive to meet the \$1.5 million needed to build the facility. The complex is proposing to build a building next to Jefferson Middle School.

**Next Meeting Dates**

November 4

December 2

**Meeting Adjourned:** 7:42 pm.

Minutes Completed by

Colette Kreuser, Newsletter

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**November 4, 2002**

MEETING BEGAN: 6:35 p.m.

**ATTENDING**

BOARD MEMBERS: Rick Conne, Kristi Holden, Bill Kloster, Colette Kreuser, Kathy McComb,  
Steve Suleski, Lauren Thliveris, Debra Wynne

NOT PRESENT: Randy Wade

MINUTES: October 7, 2002 minutes approved with an addition.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Kristi Holden)**

- \$160 recently paid for water and sewer bill (see New Business).
- We currently are in a good cash position.
- About five homeowners still have not paid dues for 2002.
- No other reports.

**ARCHITECTURAL CONTROL (Lauren Thliveris)**

- One proposal for new three-season porch approved.

**GREENWAYS (Bill Kloster)**

- No report.

**SOCIAL (Debra Wynne)**

- No report.

**BLOCK CAPTAINS (Kathy McComb)**

- We now have a full roster of block captains.

**NEWSLETTER (Collette Kreuser)**

- Next newsletter scheduled for distribution in December prior to annual meeting.
- December 9 is deadline for articles.
- Colette will check with Paul Skidmore to see if he has something to include.

**CORRESPONDENCE:**

None.



OLD BUSINESS:

- Westside Wexford Social Center (WWSC) being considered by City, school district and Wexford Ridge. Wide variety of activities planned. Nothing approved yet. Rick informed Board of his expected participation on the WWSC Board.
- Traffic Circles are down because test is over. Vote is ongoing. Board will not be allowed to vote on this. Vote will end on November 8. Discussion about traffic calming devices followed.
- A complaint has been received about wood in the Greenway between Whitacre and Farmington—bench and backstop for kids playing ball. Board suggested an article in the newsletter in the spring about not playing golf or baseball in the Greenway area. Consensus of the Board is to remove wood as soon as convenient after talking to neighbors.

NEW BUSINESS:

- Complaint received regarding political sign in the Greenway. No action taken.
- Complaint received regarding canoe sitting next to garage. Rick indicated he would follow up to see if it violated deed restrictions.
- Discussion about January Board election and whether anyone up for re-election would choose not to run.
- Water and sewer bill recently received for Greenways and all of the circles in neighborhood. We paid \$160 to catch up on arrearages. Raised question about turning Greenways and circles back to City. Discussion followed indicating lack of support to turn these areas over to the City.
- Question raised regarding setting up a website for the Association. Board discussed this issue and suggested that we could include it in the 2003 budget, possibly eliminating the need for printed newsletter. Lauren authorized to reserve domain name and prepare proposal for annual budget for website.

NEXT MEETING DATES:

Monday, December 2, 2002.

Monday, January 27, 2003 (Annual Meeting)

Location: Alicia Ashman Library

MEETING ADJOURNED: 7:40 p.m.

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Steve Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION**  
**Madison, Wisconsin**

**December 2, 2002**

MEETING BEGAN: 6:35 p.m.

**ATTENDING**

**BOARD MEMBERS:** Rick Conne, Kristi Holden, Bill Kloster, Colette Kreuser, Kathy McComb, Steve Suleski, Lauren Thliveris, Randy Wade

**NOT PRESENT:** Debra Wynne

**MINUTES:** November 4, 2002 minutes approved.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Kristi Holden)**

- Current operating statement compared to budget attached.
- More homeowners dues deposited today; only three left outstanding.

**ARCHITECTURAL CONTROL (Lauren Thliveris)**

- No report.

**GREENWAYS (Bill Kloster)**

- Wooden backstop and bench removed from Greenway.
- Bill suggested that we spend some money next year to do substantial pruning and trimming.

**SOCIAL (Debra Wynne, not present)**

- No report.
- Information about regular events (i.e., Garden Club, Bunko, Book Club, etc.) will be described in the next Newsletter.

**BLOCK CAPTAINS (Kathy McComb)**

- No report.
- Kathy asked if we should have a social function for block captains and Board agreed that we should schedule one in February 2003.

**NEWSLETTER (Collette Kreuser)**

- Colette reminded the Board to have articles submitted to her by December 9<sup>th</sup> for next newsletter.

**CORRESPONDENCE:**

None.

OLD BUSINESS:

- Traffic Update: Vote against the circle was overwhelming; closer vote for traffic islands, but still voted down. Next step is meeting with City Transportation Board to request a stop sign. Rick will draft a letter to the City in advance of meeting explaining our position. Alderman Paul Skidmore gave report on traffic calming situation on Westfield, traffic lights at corner of Tree Lane and Gammon Road and other traffic issues.
- Report on Westside Wexford Social Center. School District seems to be looking positively on this project. There are still many issues.
- Lauren gave report on website proposal. See attached budget of \$291.50 to establish website and for first year fees, which was approved by the Board. Name selected for website: wgha.us.

NEW BUSINESS:

- Board discussed agenda for annual meeting to take place on January 27, 2003.
- Dental office on Old Sauk Road will likely submit proposal to expand offices into Walbridge Academy land. Still very early in the discussion stage.
- Rick reminded board members to bring forward the names of any new candidates for Board.

NEXT MEETING DATES:

Monday, January 6, 2003.  
Monday, January 27, 2003 (Annual Meeting)  
Location: Alicia Ashman Library

MEETING ADJOURNED: 7:25 p.m.

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Steve Suleski, Secretary