

**WALNUT GROVE HOMES ASSOCIATION  
Madison, Wisconsin**

**January 31, 2005**

**Annual Meeting Minutes**

MEETING BEGAN: 6:35 P.M.

ATTENDING

BOARD MEMBERS: Jim Howard, Randy Wade, Kristi Holden, Steve Suleski, Debra Wynne, Dale Fenley, Kathy McComb, Robert Ames, Lauren Thliveris

MINUTES: Minutes from January 26, 2004 Annual Meeting were approved. Each Board member introduced him or herself and described their role/committee assignment.

MOTION: To approve Gary Kakazu as new Board member. Approved unanimously.

COMMITTEE REPORT ITEMS:

TREASURER (Kristi Holden)

- Treasurer's Report attached.
- Kristi summarized the financial condition of WGHA and the proposed budget for 2005.

GREENWAYS (Dale Fenley)

- Dale recounted the background of the development of our Greenway Plan and a recap of the past year's Greenway expenses.
- Kent Delfosse presented a slide show that explained the Greenway Plan in more detail.
- The Board took questions on the Greenway Plan.

LONG RANGE CAPITAL BUDGET PLAN:

- Randy Wade presented the Plan (copy attached).
- The Board took questions on the Long Range Capital Budget Plan.
- There were questions about Neighborhood directory. Lauren Thliveris reported on creation of data base of neighborhood that will also allow for new directory.

ALDER'S REPORT:

- Phil Skidmore, our Alder, gave his annual report.
- Major developments in the City during 2004.
- Traffic arrangement highest concern (understaffing).
- Policing and crimes of opportunity (understaffing).
- Wants additional ambulances and emergency services.

- Leaf pick-up and snow removal.
- Development and growth: increasing need for services; new public works facility on west side.
- Westfield/Farmington intersections: Traffic Dpt. Willing to come back to discuss this issue with the Board.
- Speeding on Gammon Road near Memorial High School.
- Need for light on Tree Land and Gammon Road.
- Urban wildlife: coyotes, fox, rabbits, turkeys and deer.
- Transportation issues at Mineral Point and Beltline Highway; expect 80,000 cars when Elderberry and Pioneer neighborhoods are built out (making it the busiest intersection in the state).
- Crime in schools: Gang activities at Memorial (7 gangs at Memorial High School; 11 gangs city-wide).
- Dogs in parks; need for park on west side.

(Paul Skidmore volunteered use of his group to provide labor for park improvements.)

- Wexford Ridge Community Center update – in fund raising stage.

MEETING ADJOURNED: 8:40 P.M.

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Steve Suleski, Secretary

\$70 in 2006  
 \$75 in 2010  
 \$80 in 2015  
 \$85 in 2020  
 \$90 in 2025

**Walnut Grove Homes Association  
Madison, Wisconsin**

**Monday, January 10, 2005 Board Meeting Minutes**

**Meeting Began 7:00 PM**

**Attending Board Members:** Jim Howard, Dale Fenley, Kristi Holden, Kathy McComb, Lauren Thliveris, Debra Wynne.

**Not Present:** Robert Ames, Steve Suleski, Randy Wade

**1) Annual Meeting Agenda and Planning**

- a. Introduction of Board
- b. Approval of 2004 Annual Meeting Minutes
- c. Election of new Board Members
- d. Committee Reports
  - i. Treasury
  - ii. Greenways
  - iii. Long Term Capital Budget
- e. Special Guests
  - i. Paul Skidmore – Alderman
- f. Notes
  - i. Kathy bringing food/drinks
  - ii. Need a sign-in sheet
  - iii. Lauren brings extra newsletters.
  - iv. All board members should arrive by 6:30 for the 7:00 meeting.

**2) Regular Meeting Reports**

- a. **Treasury**
  - i. Late fees from M&I are only \$13.00.
  - ii. Paid bills to Bassett and Thliveris
  - iii. Need of PO box for dues mailings
    - 1. A motion to expend up to \$60/yr for a PO box was approved.
  - iv. Discussed the origin and continuation of the "Park Fund"
- b. **Greenways**
  - i. Dale confirmed that we have approximately \$6000 of unbudgeted greenways improvements planned for 2005.
    - 1. \$1000 – Pruning proposals already signed contracts (Nov 7<sup>th</sup>)
    - 2. \$3100 – Large oak near Walnut Grove Drive that must come down (hazard).
    - 3. \$1500 – Estimation for buckthorn eradication through this year.
  - ii. The board decided to budget for these expenditures from the reserve. The actual expenditures were not approved.
  - iii. We should understand our liability insurance as it pertains to trees on the greenways.

**Next Meeting:** Annual Meeting, Dental Health Associates, 7:00 PM.

**Meeting Adjourned:** 8:30 PM

Minutes prepared by Jim Howard, WGHA President.

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

**Monday February 14, 2005 Board Minutes**

**Meeting Began:** 7:00 p.m.

**Attending Board Members:** Jim Howard, Randy Wade, Dale Fenley, Kathy McComb, Lauren Thliveris, Debra Wynne, Robert Ames, Gary Kakazu

**Not Present:** Steve Suleski,

**Minutes:** January 10 minutes carried over to be approved at next meeting.

**1) Annual Meeting Review:** Everyone agreed that the annual meeting was a success and that the WGHA Greenway Plan and Long Range Capital Budget Proposal were well received.

**2) Election of Officer for 2005:** Gary Kakazu was unanimously elected Treasurer.

**3) Dues Billing:** The mail-merge has been completed. The letter, attachment and addressed return envelope will be mailed out on Friday 2/18. There will be an opportunity for respondents to update their directory entry including babysitting and yardwork opportunities etc. for children.

**4) Committee Goals 2005:**

a) WGHA Board: 1. Vote on dues increase by September 30. Discuss amount at March 14 meeting.

b) Treasurer: Put treasurer's records and reports into standard electronic format.

c) Greenways: \$1,000 in expenditures approved through April 30. An additional \$3,200 approved after May 1.

d) Communications: Three newsletters will be published in January, April and September and new residents will be highlighted in newsletter. The website will also be updated.

e) Block Captains: New block captains will be solicited where there is interest. A block captain's event will be held in April or May as a part of a grass roots organizing effort in support of the proposed dues increase.

f) Social: Continue existing events.

**5) Old Business:** Further discussion of WGHA advocacy of traffic circles on Westfield and Farmington and Westfield and Whitacre was deferred until the March 14 meeting.

**5) New Business/Miscellaneous**

a) American Players Theater Good Neighbor Policy: The WGHA newsletter will feature advertising for the APT given that it is a non-profit organization. Benefits to WGHA will be further investigated and reported on.

b) Police Liaison: Lt. Victor Wahl is the new Westside District liaison officer.

c) Neighborhood Grants Program: WGHA eligibility for this program will be further investigated. Letters of intent are due March 21. The contact number is 266-4635

6) Adjourn

**Next Meeting Date:** March 14, Ashman Library 7:00 pm.

**Meeting Adjourned:** 9:00 p.m.

Minutes prepared by Randy Wade, WGHA Vice-President



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

**March 14, 2005**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

**BOARD MEMBERS:** Robert Ames, Dale Fenley, Jim Howard, Gary Kakazu, Steve Suleski,  
Lauren Thliveris

**NOT PRESENT:** Randy Wade, Debra Wynne, Kathy McComb

**MINUTES:** January 10, 2005 and February 14, 2005 minutes approved.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Gary Kakazu)**

- Gary produced reports going back to 2002 to show how WGHA has been spending money for the past three years.
- Jim presented Gary with bills for expenses related to the annual dues mailing.
- Gary also reported paying for post office box.
- Gary gave report on WGHA accounts as of today (attached).
- Lauren requested a check for \$75.00 to reserve Tamarack Club House for Block Captain Party on April 17<sup>th</sup>.

**GREENWAYS (Dale Fenley)**

- Dale contacted Eric Bender for a quote on this year's mowing; looking at \$75 per mowing.
- Dale sent contract to neighborhood boys for mowing this year.
- Dale sent agreement to Bassett for \$3,200 in approved work.
- Dale reported that proposed Greenway planting details will be added to WGHA website; annual meeting Greenways presentation should also be added to website.

**ARCHITECTURAL CONTROL (Robert Ames)**

- Robert brought up the revisions to the ACC Guidelines; discussions by the Board.
- **MOTION TO APPROVE** revised ACC Guidelines; approved unanimously (copy attached).

**BLOCK CAPTAINS (Kathy McComb, not present)**

- Block Captain Party scheduled for April 17<sup>th</sup> at Tamarack Club House.
- Plan to go over Greenway Plan and Capital Budget presentation; goal is to determine reaction to dues increase proposal and also to see if they are willing to actively support dues increase amendment.
- Board discussed possible proposals for dues increase amendment.

SOCIAL (Debra Wynne)

- No report.

COMMUNICATIONS (Lauren Thliveris)

- Lauren experiencing some difficulties in scanning documents to our website.
- Lauren reported more interest in advertising in our Newsletter.
- Deadline for next Newsletter is April 30<sup>th</sup>.

OLD BUSINESS:

- Jim distributed letter that he will send to Madison Dept. of Planning and Development for a notice of intent to apply for a grant to fund half of the cost of restoring Greenway D (approximately \$10,000); not clear whether WGHA qualifies as a neighborhood association for purposes of these grants.
- Jim brought up question of how to deal with traffic circles on Westfield Road. Board agreed to defer this issue for the present time.
- Jim also indicated that he would defer until next meeting discussion of American Players Theatre arrangement.

NEW BUSINESS:

- None.

NEXT MEETING DATES:

April 12 at 7 P.M.

May 10 at 7 P.M.

Thereafter, second Monday of the month.

Meeting Time: 7:00 P.M.

Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:35 P.M.

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Steve Suleski, Secretary

### Option 1.

Each single family and duplex lot owner shall be subject to a general annual charge or assessment not to exceed Seventy (\$70.00) Dollars per lot as determined solely by the board of directors of the corporation for the purpose of deferring the cost of improving, maintaining and administering the open space, landscaped circles, walkways, lighting and recreational facilities. Such Seventy (\$70.00) Dollar maximum charge shall not be increased without a fifty (50%) per cent vote of the membership entitled to vote at any Annual meeting or special meeting called for the purpose of increasing such annual maximum charge.

Alternatives: Increase or decrease the maximum charge to some other dollar amount.

### Option 2.

Each single family and duplex lot owner shall be subject to a general annual charge or assessment not to exceed Seventy (\$70.00) Dollars per lot as determined solely by the board of directors of the corporation for the purpose of deferring the cost of improving, maintaining and administering the open space, landscaped circles, walkways, lighting and recreational facilities. Such Seventy (\$70.00) Dollar maximum charge shall increase annually by an amount equal on a percentage basis to the percentage by which the Consumer Price Index (CPI-U, US City Average, All Items) has increased since January 1, 2006. The maximum charge may not otherwise be increased without a fifty (50%) per cent vote of the membership entitled to vote at any Annual meeting or special meeting called for the purpose of increasing such annual maximum charge.

Alternatives: Different CPI category, cap on increase for any particular year or period of years, different starting point for maximum charge.

### Option 3.

Each single family and duplex lot owner shall be subject to a general annual charge or assessment not to exceed Seventy (\$70.00) Dollars per lot as determined solely by the board of directors of the corporation for the purpose of deferring the cost of improving, maintaining and administering the open space, landscaped circles, walkways, lighting and recreational facilities. Such Seventy (\$70.00) Dollar maximum charge shall increase to Seventy-five (\$75.00) Dollars on January 1, 2010, to Eighty (\$80.00) Dollars on January 1, 2015, to Eighty-five (\$85.00) Dollars on January 1, 2020, and to Ninety (\$90.00) on January 1, 2025. The maximum charge may not otherwise be increased without a fifty (50%) per cent vote of the membership entitled to vote at any Annual meeting or special meeting called for the purpose of increasing such annual maximum charge.

Alternatives: Different frequency of increases, different amount of incremental increases, different starting point for maximum charge.



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

**April 11, 2005**

MEETING BEGAN: 7:10 P.M.

ATTENDING

BOARD MEMBERS: Dale Fenley, Jim Howard, Gary Kakazu, Kathy McComb, Steve Suleski,  
Lauren Thliveris, Randy Wade

NOT PRESENT: Robert Ames, Debra Wynne

MINUTES: March 14, 2005 minutes approved.

COMMITTEE REPORT ITEMS:

TREASURER (Gary Kakazu)

- \$10,980 in dues came in during the past month; only 28 owners have not yet paid.
- Only expenses for past month were \$57.91 for annual meeting; \$74.66 for dues mailing (\$239.36 total cost for mailing); \$151.05 for utilities.
- \$15,482.37 total balance in checking account; \$15,000 in Baird account, which matures on May 19, 2005, for total of \$30,482.32.
- \$2,760.01 in park fund.

BLOCK CAPTAINS (Kathy McComb)

- Sunday, April 17<sup>th</sup>, 4-7 p.m. at Tamarack Club House for Block Captain Appreciation Party; Architectural Control Committee members will also be invited.
- So far, 3 no's, 28 yeses and 10 no responses; Kathy will follow-up with those that have not yet responded.
- Motion to approve up to \$370 in expenditures for Block Captain Appreciation Party.
- Board discussed the agenda for the party including the Greenways and capital budget presentations, food and drink, and socializing time.
- Board discussed language to use for proposed dues increase to be presented for comment at Block Captain Appreciation Party; Steve will redraft proposed amendment and recitals.

GREENWAYS (Dale Fenley)

- Bassett sent bills for \$1,012.80 for Greenway work and \$3,112.50 for cutting down big oak tree.
- Dale is taking a closer look at the paths and lighting this spring to see what will need to be done this year to maintain the Greenway.
- Randy told Dale about part of the Greenway path near the Esser's house that has heaved up.

NEWSLETTER (Lauren Thliveris)

- Deadline for articles for next issue is April 30<sup>th</sup>; Lauren is looking at getting it to the printer by May 12<sup>th</sup>.
- Board also discussed progress on Neighborhood Directory; goal is to publish it during fall of this year.
- Lauren continues to work on getting Greenway plan and plant list onto our website.

ARCHITECTURAL CONTROL (Robert Ames, not present)

- No report.

SOCIAL (Debra Wynne, not present)

- No report.

OLD BUSINESS:

- No report.

NEW BUSINESS:

- Kathy asked whether WGHA would sponsor an ad in Program for Jefferson Middle School Follies (\$50) for 50<sup>th</sup> Anniversary Show. MOTION to contribute \$50 to Jefferson Middleton School to advertise in Follies Program. APPROVED.
- Question raised whether WGHA should sponsor Garage Sale this year; Kathy agreed to check whether June 3-4 weekend will work and to publicize those dates in the Newsletter.
- Neighborhood Grants Application:  
We have been invited to apply; we qualify as an eligible organization.  
Two concerns: a) whether this is private land; does it have public access and use; b) whether this is a maintenance issue vs. an improvement issue.  
Deadline is set for May 2<sup>nd</sup> for submitting application.  
\$100,000 is available this year under Community Enhancement Program.  
Jim discussed the factors that City will use to evaluate the project and what we need to submit.  
Randy, Dale and Lauren agreed to help Jim prepare proposal.

NEXT MEETING DATES:

May 10 at 7 P.M.

June 13 at 7 P.M.

Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:40 P.M.

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Steve Suleski, Secretary

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

**May 9, 2005**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

**BOARD MEMBERS:** Robert Ames, Dale Fenley, Jim Howard, Gary Kakazu, Kathy McComb, Steve Suleski, Lauren Thliveris, Randy Wade

**NOT PRESENT:** Debra Wynne

**MINUTES:** April 11, 2005 minutes approved with minor change.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Gary Kakazu)**

- During April, received \$370 in dues; paid out \$50 for Jefferson Follies ad; \$213.69 for sewer bill; \$1,012.80 to Bassett for Greenway; \$156.91 for power bill; \$392.22 for Block Captain Party; \$3,112.50 to Bassett for cutting down oak tree.
- 21 homeowners still owe 2005 dues.
- \$10,868.77 in a variety of liquid accounts; \$15,000 in Baird bonds, for a total of \$25,868.77.
- Bonds come due on May 19<sup>th</sup> and will roll over into a money market account.
- \$2,761.03 in Park Fund.

**BLOCK CAPTAINS (Kathy McComb)**

- All Board members were present at Block Captain Party (except Robert Ames); 16 block captains also present (only 8 not present).
- Board thanked Kathy for all her work in setting up the party.

**GREENWAYS (Dale Fenley)**

- Lights (1, 2, 5 and 35) have been repaired; bill not received yet.
- Sidewalk repair on Winterset is in process of being repaired.
- Dale raised question about maintenance responsibility for circle areas; he will follow up with the City.
- Dale talked to Bassett about receiving notice prior to spraying; notice will appear in Newsletter.

**NEWSLETTER (Lauren Thliveris)**

- Lauren is prepared to print next Newsletter; just waiting for any additional notices.
- June 3 and 4 will be announced as weekend for neighborhood garage sale.
- Jim asked about progress on Neighborhood data base; Jim will follow up with Debra Wynne.

ARCHITECTURAL CONTROL (Robert Ames)

- New ACC Guidelines are ready to be printed; Jim suggested that we put them on the website.
- Robert also suggested printing them in the Neighborhood Directory.
- Robert suggested adding disclaimer to revised ACC Guidelines
- Robert also recommended purchasing a new official "approved" stamp.
- No applications have been received this spring so far.

SOCIAL (Debra Wynne, not present)

- No report.

OLD BUSINESS:

- Application for Community Enhancement Grant to City sent in on Friday, April 29, 2005; Board was encouraged by our prospects.
- Jim raised question about an article in next Newsletter about dues increase; Board discussed the content of the article.
- Board discussed idea of changing bylaws to eliminate need for 50% vote to increase dues; no support.
- Board further discussed finalizing dues increase and decided to propose a set amount of \$75.
- Board then discussed meeting date and strategy for obtaining proxies.
- Jim, Randy, Kathy and Steve will develop plan and timeline to get proxy vote in preparation for special meeting.

NEW BUSINESS:

None.

NEXT MEETING DATES:

June 13 at 7 P.M.

Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:15 P.M.

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Steve Suleski, Secretary

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

**June 13, 2005**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

**BOARD MEMBERS:** Dale Fenley, Jim Howard, Kathy McComb, Steve Suleski, Debra Wynne,  
Dan Esser

**NOT PRESENT:** Randy Wade, Gary Kakazu, Lauren Thliveris

**MINUTES:** May 9, 2005 minutes approved.

Jim Howard reported that Robert Ames has resigned from the Board for personal reasons. The Board nominated and approved Dan Esser to fill the vacancy.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Gary Kakazu, not present)**

- Gary sent financial report to Jim.
- Bond matured and was reinvested in money market.
- Some late dues payments have been received.
- See Net Worth Report attached as Exhibit A and Transaction Detail Report attached as Exhibit B.
- \$80 requested by Colony Circle for two years of island maintenance reimbursement.

**BLOCK CAPTAINS (Kathy McComb)**

- Nothing to report.

**GREENWAYS (Dale Fenley)**

- Light #2 went out and should be repaired by now.
- Bassett has provided us between 100 and 200 wild geraniums that we planted on Greenway C; Board agreed to reimburse Julie Weber for compost and soil additives in amount of \$18.
- Dale confirmed that Circles are not City property; they are out lots that belong to the WGHA.
- Dale also stated he thinks we are on budget for grass cutting so far this year.
- Bassett will remove downed limb near Light #25 for \$175.
- Jim also noted that there are some low hanging branches on Greenway C and D.
- Spraying for invasive species was scheduled by Bassett last Wednesday; had to be delayed because of rain and wind; will be done as soon as possible.
- Dale received complaint from Anne Linkert about the use of the ball diamond on Greenway C; Dale will follow up with her about the usage and an upcoming Newsletter item that will ask the kids to be more courteous.



NEWSLETTER (Lauren Thliveris, not present)

- Board discussed neighborhood database and making sure we have only one master list; Deb has about 150 updates to the directory. Deb, Lauren and Gary will work out how to incorporate the updates.

ARCHITECTURAL CONTROL (Dan Esser)

- Dan received all of the records from Bob.
- Dan emailed ACC Guidelines to Lauren for inclusion on WGHA website.
- Board raised questions about final version of ACC Guidelines; Dan agreed to send final version around to all Board members before authorizing the printing and distribution to all homeowners; Board intends to print 400 copies; Dan will follow up with Board on final form and pricing. Need to find a few new ACC members to replace some who have left neighborhood; Dan will follow up.

SOCIAL (Debra Wynne)

- July 4<sup>th</sup> event will take place as usual; Jim will participate as Uncle Sam.

OLD BUSINESS:

- CEP Grant Update – still trying to finalize the submitted proposals; 6/21/05 deadline to be brought before City Council with vote scheduled for 6/28/05.
- Dues increase planning meeting was postponed and needs to be rescheduled.

NEW BUSINESS:

- Comprehensive Plan for City will be presented at Alicia Ashman Library on 6/14/05 from 6 pm to 8 pm.
- Lutheran Church expansion – possibility of multi-purpose gymnasium and school to west and south of church; neighbors already contacted.
- Dr. Samuels notified Kathy that WGHA is welcome to use the meeting room in the new Dental Building for annual meeting or other large meetings (contact Stephanie Norman at 833-2578).
- In Wexford, over \$7,000 of light pole damage done last month due to vandalism; Jim will look into the cost of insurance for this type of damage.
- Board discussed the rules for boats and RVs parked in driveways and streets.

NEXT MEETING DATES:

August 8, 2005 at 7 P.M.

Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:45 P.M.

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Steve Suleski, Secretary

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

**August 8, 2005**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

BOARD MEMBERS: Dale Fenley, Jim Howard, Steve Suleski, Debra Wynne, Randy Wade,  
Dan Esser

NOT PRESENT: Kathy McComb, Gary Kakazu, Lauren Thliveris

MINUTES: June 13, 2005 minutes approved.

**NEIGHBORHOOD CONCERNS:**

Libby Sadeghian appeared to express concern that the neighborhood is going downhill. 7202 Farmington has added a new bay window and added siding that does not match in color to the rest of the house. She provided photos. 7201 Farmington has garbage and other trash in their yard. She would like someone from WGHA to talk to these homeowners. She also suggested we include an article in the next newsletter. Dan Esser gave a recounting of the project at 7202 Farmington and the problem of getting the homeowner to understand the approval process. The Board discussed the situation.

Duane Linkert appeared to discuss his concerns about kids playing ball in the Greenway and the kids cutting through their yard. Also concerned about kids urinating on his bushes. Dale and Dan will meet with the Linkerts at their home to look at the problem area and suggest solutions.

**COMMITTEE REPORT ITEMS:**

TREASURER (Gary Kakazu, not present)

- No report.

BLOCK CAPTAINS (Kathy McComb, not present)

- Nothing to report.

GREENWAYS (Dale Fenley)

- Light #2 fixed; #34 was overlooked; #7 is acting up.
- Greenway plan has been adjusted to do major planting next spring; Dale also reported that we can get the use of a fire hydrant to water new plantings at a cost of \$2.50 per day. Contact person at the City for hydrant use is Sherry Dahlman at 266-4651.
- Bassett has ordered all the plants for next spring's planting.

- Dale reported that three sections of path (about 300 feet total) will need repair and overlay in the next two years.

NEWSLETTER (Lauren Thliveris, not present)

- No report.

ARCHITECTURAL CONTROL (Dan Esser)

- Dan has two quotes for 400 copies of the new version of ACC Guidelines and received lowest quote from Econoprint at \$144.
- Motion to approve this expense approved.
- Dan shared proposal by Bill and Jane Crone to build fence backing up to the fence built by Joe and Lori Bartol. Dan is attempting to arrange a compromise but is not very optimistic. He wanted to make the Board aware of this potential legal issue.

SOCIAL (Debra Wynne)

- Deb is trying to set a date in October for the Bonfire.

NEW BUSINESS:

- Jim discussed Neighborhood Roundtable on November 5, 2005; Jim suggested topic of "conflict resolution" for the roundtable discussion.
- Jim gave Dan copies of plans provided by the Lutheran Church for its expansion.

OLD BUSINESS:

- The Board discussed the contract from the City on the Community Enhancement Program Grant for \$10,522.50. Jim reviewed the major points of the contract with the Board.
- Motion to authorize Jim to execute contract approved.
- Jim, Randy and Steve distributed documentation relating to the Dues Increase Drive to the rest of the Board for review and comment.

NEXT MEETING DATES:

Special meeting will be scheduled before the end of August to finalize Dues Increase Drive materials.

September 12, 2005 at 7 P.M.

Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:55 P.M.

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Steve Suleski, Secretary

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

**Monday October 10, 2005 Board Minutes**

**Meeting Began:** 7:00 p.m.

**Attending Board Members:** Jim Howard, Randy Wade, Dale Fenley, Lauren Thliveris, Dan Esser, Gary Kakazu

**Not Present:** Steve Suleski, Kathy McComb, Debra Wynne

**Minutes:** September 12 and 14, 2005 approved.

**Committee Report Items**

**Treasurer:**

- May 10 through October 10, 2005
- Income \$609.17
- General Expenses \$1,893.97, Newsletter and Communications \$367.97, Social \$247.89, Utilities \$656.11
- Assets: \$23,219

**Architectural**

- Dan Esser reported that the fence dispute on Colony Drive seems to have been resolved by a proposal to pursue plantings to address neighbor concerns.

**Greenways**

- Dale Finley reported \$1676.47 in greenway lighting repairs.
- Dale also reported on vandalism damage to 9 lights on Greenway "B" and will proceed with repairs estimated to be about \$1,000.
- Dale reported on deadwood removal and other restoration needs in Greenway "D" including removal of a large oak and an elm with Dutch Elm disease. The total cost for this work will be \$3,402.38, based on an estimate by Steven R. Basset Inc. By motion of the Board, Dale was asked to proceed with this work.
- The Board discussed the desirability of broadening the membership of the Greenway Committee to include more representatives from Greenway "D" as well as those with expertise in botany.

**Social**

- No report

## **Newsletter**

- Next newsletter will go out in early January to announce the annual meeting.

## **Block Captains**

- No report

## **Old Business**

- **Dues Campaign:** Updated results from the proxy canvass by block captains included 216 yes votes, 24 no votes and 10 abstentions with approximately 61 not contacted. Jim Howard will send a thank you note to the block captains.
- The special meeting on dues will be held on Monday, November 14

## **New Business/Miscellaneous**

- Bonfire will be held on Saturday October 15 at 7:00 pm.
- There was discussion about a request from Channel 27 to attend a meeting at the station to discuss neighborhood issues. Jim Howard will get more information.

## **Next Meeting Dates**

Bonfire Saturday, October 15, 2005

Monday, November 14, 2005 – Special Board Meeting to act on dues increase.

**Meeting Adjourned:** 9:00 p.m.

Minutes Completed by

Randy Wade, Vice President



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

**Monday, November 14, 2005**  
**Board Minutes**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

**BOARD MEMBERS:** Jim Howard, Gary Kakazu, Dale Fenley, Kathy McComb, Steve Suleski,  
Randy Wade, Lauren Thliveris, Debra Wynne, Dan Esser

**NOT PRESENT:** None.

**RESOLUTION:** See Attached.

Moved by Randy Wade.  
Seconded by Dale Fenley.

After brief discussion the question was called.

Final vote tallied (see attached proxies):

239	Yes	Total 312 homeowners
40	No	
12	Abstention	

Motion approved with 76.6% of homeowners approving.

MEETING ADJOURNED: 7:30 P.M.

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Steve Suleski, Secretary

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

**Monday, December 12, 2005**  
**Board Meeting**

MEETING BEGAN: 7:10 P.M.

**ATTENDING**

**BOARD MEMBERS:** Jim Howard, Gary Kakazu, Dale Fenley, Steve Suleski, Randy Wade

**NOT PRESENT:** Dan Esser, Kathy McComb, Lauren Thliveris, Debra Wynne

**MINUTES:** October 10, 2005 Board minutes and November 14, 2005 Special Meeting of Homeowners minutes approved.

**COMMITTEE REPORT ITEMS:**

**TREASURER (Gary Kakazu)**

- Gary gave report on expenses paid over the last two months (\$4,333.17). See attached report.
- For year to date, we have collected \$11,949.12 and have expended \$17,981.14 for a deficit of -\$6,032.02.
- Approximately 17 homeowners have yet to pay 2005 dues.

**BLOCK CAPTAINS (Kathy McComb, not present)**

- Nothing to report.

**GREENWAYS (Dale Fenley)**

- Dale wrote a letter to Del Parker on Greenway A responding to her questions about the Greenway and the dues increase.
- William Wilholtz of Millstone complained about a tree near Greenway A; not clear if the tree is on Greenway or not; Dale will follow up.
- Light #12 on Greenway A is out and needs to be repaired.
- Bassett has completed pruning on Greenway D; also removed a couple of buckthorn that were missed last spring; one neighbor complained.
- Still need help for watering and other help with Greenway D this spring; Dale suggested a plan using neighbor volunteer help; Board discussed various options.
- Dale has Greenway planting list available for addition to our website.
- Dale reported on Bassett's proposal for next year for spraying at cost of \$2,321; also Board discussed watering plan for next year and some planting issues.
- Board also discussed some Greenway budget items for next year.
- Dale will be away during January and February 2006, but he will put something together for January newsletter before he leaves.

**NEWSLETTER (Lauren Thliveris, not present)**

- All articles due by January 5, 2006; Jim will report on dues vote; Dale will do a Greenways report; Jim brought up idea of discussing Greenway etiquette; Randy volunteered to author article seeking input from homeowners on what issues Board should focus.

ARCHITECTURAL CONTROL (Dan Esser, not present)

- No report.

SOCIAL (Debra Wynne, not present)

- No report.

OLD BUSINESS:

- None.

NEW BUSINESS:

- Jim raised issue of whether we should restate Bylaws based on dues amendment and other clean-up items.

NEXT MEETING DATES:

Board Meeting to prepare for annual meeting – tentatively set for January 21, 2006.

Annual Meeting – January 30, 2006 at 7 P.M.  
Location: Alicia Ashman Library.

MEETING ADJOURNED: 8:30 P.M.

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Steve Suleski, Secretary