

**WALNUT GROVE HOMES ASSOCIATION
Madison, Wisconsin**

January 30, 2006

Annual Homeowners Meeting

MEETING BEGAN: 7:05 P.M.

ATTENDING

BOARD MEMBERS: Jim Howard, Randy Wade, Steve Suleski, Kathy McComb, Gary Kakazu,
Debra Wynne, Dan Esser

NOT PRESENT: Lauren Thliveris, Dale Fenley

PRESIDENT'S MESSAGE:

Welcome

Review of the Year

- We are doing our own mailings and saving \$700 per year.
- Treasurer now has financial books in electronic format.
- Applied for CIP Grant from City of Madison and received the grant in June.
- Block Captains made great efforts to assist dues amendment approval; approved in November (90%+ participation) after six months of work.
- Attendance at Neighborhood Roundtable relating to gang activities as focus.

INTRODUCTION OF BOARD MEMBERS:

Each Board Member introduced him/herself and gave a brief description of their role.

MINUTES FROM 2005 ANNUAL MEETING AND 2006 SPECIAL MEETING:

Approval deferred to 2007 annual meeting.

COMMITTEE REPORT ITEMS:

TREASURER (Gary Kakazu)

- Gary presented a review of WGHA's spending and income for 2005 and current net worth, as well as current status of Park Fund. (See Financial Statements, attached.)
- Gary then presented 2006 Budget. (See Budget, attached.)

MOTION: To approve 2006 Budget as presented (seconded). Unanimously approved.

GREENWAYS (Randy Wade)

- Randy presented report of 2005 activities and expenses regarding the Greenways and plans for 2006 activities and proposed expenses. (See Report, attached.)
- Randy took questions from audience.
- There were several comments about vandalism, Greenway plantings, the sledding hill in Greenway D, circle improvements, invasive species removal and continued maintenance.

OLD BUSINESS:

- Restated Bylaws were distributed to audience (see attached) and questions asked regarding changes were addressed by the Board. Board will consider Restated Bylaws for approval at its next meeting in February.

NEW BUSINESS:

- Nominees for Board were introduced and basic information about them were given:
 1. Mary Kay Battaglia
 2. Greg Peterson

Election of both moved, seconded and unanimously approved.

- Jim announced that the next Board Meeting will be Monday, February 13 at 7:00 pm at Alicia Ashman Library.

PRESENTATION BY ALDER PAUL SKIDMORE:

City Issues:

- City budget (4.3% in tax levy but 6.0% increase in budget because of fee increases plus \$500,000 from Rainy Day fund, etc.); questions regarding police department cuts and metro increases.
- Smoking ban continues to come up especially in three Madison districts (blue collar areas).
- Mifflin and Halloween costs \$600,000 in extra police protection (resulted in Paul proposing keg ordinance).
- EMS arrangement re serious incidents where 911 will send closest unit no matter the municipality.
- Single stream waste and recycling.
- New community swimming pool in Madison by June.
- Change in lobby ordinance.
- Private refinancing of Overture Center.

District Issues:

- Traffic and traffic calming.
- Crime, especially vandalism.
- Mineral Point and Junction Road as traffic problem when west of beltline gets built out (will be busiest intersection in state – 80,000 cars per day).
- Gang activity; example in Walnut Grove Park and Memorial High School (nine gangs present there).
- Neighborhood liaison officer (new one recently named).

Issues coming up in next several months:

- Exclusionary Zoning review.
- Paid sick leave ordinance.
- Keg ordinance.
- Eight additional police officers to be budgeted, plus another ambulance.

MEETING ADJOURNED: 8:30 P.M.

Steve Suleski, Secretary

**WALNUT GROVE HOMES ASSOCIATION
Board Meeting**

Madison, Wisconsin

15 May 2006

MEETING BEGAN: 7:20PM – Old Chicago

ATTENDING

BOARD MEMBERS: Jim Howard, Gary Kakazu, Greg Peterson, Debra Wynne,
Mary Kay Battaglia, Dale Fenley, Denise Clearwood

NOT PRESENT: Kathy McComb, Steve Suleski

MINUTES: Approved from March 21st 2006

SPECIAL BUSINESS:

Motion to approve Board appointments: Denise Clearwood for ACC effective immediately, and Mary Nellis as Secretary effective in June. Passed unanimously.

COMMITTEE REPORTS:

- Treasurer – Gary Kakazu
 - 291 of 320 Homeowners have paid 2006 Dues
 - 2nd Notices went out May 8th – Give 30 days.
- Greenway – Greg Peterson and Dale Fenley
 - Bassett bill came for \$17424 for all work on GW D
 - We will pay \$8500 now – and submit the receipt of payment with the bill total to the city for reimbursement.
 - We still are waiting for a bill from Academy Electric for parts and repairs
 - Tree on GW A – Need to remind Bassett to look at the tree now that it should be leafed out.
 - Greg will start researching new light fixtures that might be more resistant to vandalism.
 - It was mentioned that we should find out how any watering restrictions that might be imposed later in the summer affect our plan.
- Block Captains – No Report
- ACC – No Report
- Social – No Report

- Newsletter – Mary Kay Battaglia
 - Newsletter articles need to be in my 19 May 2006.
 - Newsletter should be distributed by 26 May 2006.
 - Directory (Deb Wynne)
 - Econoprint costs - \$546 for 600, \$486 for 500.
 - Commitments for advertisements
 - Esser
 - Highpoint
 - Denise Clearwood
 - Possible advertisements
 - Ames
 - M&I
 - New target date – June 1st 2006
 - Website
 - Agreed that no e-mails should be listed on the WGHA website. Anne Moser should look into the available services of our web host – or set up an alias yahoo account.

OLD BUSINESS

- 1) Motion made to hire a Greenway Helper for 2006 Watering and Greenway maintenance, with expenses not to exceed 30 watering cycles at \$60 payment for each cycle (estimate 10 hours per cycle). Greg Peterson will place an ad in the May Newsletter and accept applications for the helper. Greg and Dale will make final selection of who is hired. Motion passed unanimously.
- 2)

NEW BUSINESS

- 1) Motion made to donate \$100 to the Crestwood Kids in Motion campaign for 2006. Passed unanimously.
 Presidents NOTE – We must remember to budget some yearly dollar amount for such donations – this should be approved at the annual meeting.
- 2) Motion to buy a stamp for our PO box number – Passed unanimously.
- 3) Reviewed a draft of the Greenways Restrictions and Etiquette. Suggested changes duly noted. Final version will be voted on via proxy e-mail and included in the May Newsletter.

Next Board Meeting: 12 June 2006 – Alicia Ashman Library

MEETING ADJOURNED: 9:30 PM

Jim Howard – Acting Secretary

WALNUT GROVE HOMES ASSOCIATION
Board Meeting

Madison, Wisconsin

12 June 2006

MEETING BEGAN: 7:13 PM – ALICIA ASHMAN LIBRARY

ATTENDING BOARD MEMEBERS: Jim Howard, Gary Kakazu, Mary Kay Battaglia.
Kathy McComb, Mary Nellis, Greg Peterson

MINUTES: Approved from May 15, 2006

COMMITTEE REPORTS:

1. Treasurer – Gary Kakazu
 - 301 of 314 Homeowners have paid 2006 dues
 - Jim Howard will call delinquent homeowners
2. Greenways – Greg Peterson
 - 2 people have bid on the greenway project – Greg and Dale will decide on hiring.
 - Cheryl (Bassett) will do walk-through to determine if plantings are in good shape.
 - Greg will research the options to maintain grass on greenways. Dandelion issue is not easy to resolve due to complaints about herbicides.
3. Newsletter
 - Board agreed unanimously to change the name of this committee in the Directory to “Communications.”
 - In the Directory, retain the introduction and reference the website. Website could be linked to City of Madison site, but we will continue to post MPD West District Newsletter. ACC rules will be handed out with the directory but there will not be a need for homeowners to sign-off.
 - Board unanimously approved a motion to order between 400-500 directories.
4. Social – No report
 - 4th of July event – Jim Howard will call Deb Wynne about the possibility of hosting event.
 - Gary will run statistics from our data base. Board needs to look at our data about the number of kids.
 - Fall Bonfire - Mayor Dave will come if we give enough notice.

- Adult party? – get ideas from other members. Board may need to consider subsidizing already organized groups (i.e. Bunco, garden club).
- 5. Block Captains – Kathy McComb
 - Portia Taft retiring – need to thank in the next newsletter. Replacement: Madhu Joshi
 - Schedule party for block captains in February – March, 2007

NEW BUSINESS

- Greenway Restrictions and Etiquette – unanimous vote to preserve documents.

Next Board Meeting – 14 August, 2006 – Old Chicago – 7 PM

MEETING ADJOURNED AT 8:40 PM

Mary M. Nellis - Secretary

WALNUT GROVE HOMES ASSOCIATION
Board Meeting

Madison, Wisconsin
August 14, 2006

MEETING BEGAN: 7:10 pm – OLD CHICAGO RESTAURANT

ATTENDING BOARD MEMBERS: Jim Howard, Gary Kakazu, Kathy McComb, Mary Nellis, Dale Fenley, Greg Peterson

NON-ATTENDING MEMBERS: Debra Wynne, Denise Clearwood, Mary Kay Battaglia

MINUTES: Approved from June 12, 2006

NOTES FROM GREENWAYS/TREASURER MEETING JULY 19, 2006:

There was no scheduled board meeting in July but bills and payments for greenway costs necessitated a meeting which included Jim Howard, Gary Kakazu, Greg Peterson and Dale Fenley.

COMMITTEE REPORTS:

1. Treasurer – Gary Kakazu
 - Report submitted and discussed
 - 10 homeowners have not paid yearly dues
2. Greenways – Greg Peterson
 - Eagle Scout Project
 - This project will provide signage of the rehabbed areas to acknowledge that the public is welcome. The scout who is completing this project should be acknowledged in the newsletter, possibly with a picture and description of the project.
 - Light repairs
 - There are 6 lights needing electrical work and repairs at an estimated cost of \$700-800.
 - Pruning needed for tree on Greenway B. Bassett called for estimate.
 - Tree on Millstone – need to determine whose property it is on.
 - Greenway A has not been mowed since 7/24. Called to request mowing.
 - Need to finalize long-range planning between now and annual meeting.
3. ACC – No report
 - Need policy for PODS
4. Newsletter
 - picture/article of Eagle Scout for late September newsletter

5. Social – No report
-Determine date for bonfire (check UW football schedule)
6. Block Captains – No report
-Need to give new homeowners new directory
-There is a need to allow more distribution time

OLD BUSINESS

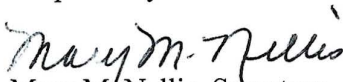
The directory has been printed and will need to be delivered by block captains.

NEW BUSINESS

1. Deb should coordinate with Steve Suleski about date and emphasize in printed material that this is a neighborhood event – a time to socialize with neighbors.
2. Motions:
 - a. Spend \$185 for greenway signage with an attempt to recover half the costs from City of Madison as this is a requirement of Greenway D Grant.
PASSED
 - b. Spend \$750 for current lighting repairs throughout greenways (lights: 6, 7, 9, 13, 14, 16, 18) and 2 lenses (if in excess of greenways budget).
PASSED
3. Board usage of email for communication to be discussed at next meeting, September 11 at Alicia Ashman Library.

Meeting adjourned: 8:44 PM

Respectfully Submitted:


Mary M. Nellis, Secretary

WALNUT GROVE HOMES ASSOCIATION
Board Meeting Minutes

Madison, Wisconsin
September 11, 2006

MEETING BEGAN: 7:11 p.m. – Alicia Ashman Library

ATTENDING BOARD MEMBERS: Jim Howard, Gary Kakazu, Dale Fenley, Mary Kay Battaglia, Greg Peterson, Deb Wynne and Mary Nellis

NON-ATTENDING MEMBERS: Denise Clearwood, Kathy McComb

MINUTES: Unanimously approved from August 14, 2006

COMMITTEE REPORTS:

1. Treasurer – Gary Kakazu
 - Report submitted and discussed
 - Jim Howard has submitted receipts for \$8,900 to the City and we are waiting for their response. Jim will make another contact to request payment for approximately half of the costs.
2. Greenways – Greg Peterson
 - Bill for spraying on Greenway D will need to be paid
 - Greg will set up a meeting with Bassett to discuss "Phase 3 – Planning for 2007 ground cover on Greenway D."
 - Dead tree on Millstone: Greg will meet with the two households to determine action
 - Large, downed limb by lights 17/18 near Winterset needs to be hauled away. Cost: \$140-200.
 - Poplar at 26 Millstone: Arborist has determined it is not in good shape. Dale has looked at this and also agrees the tree should be taken down. Estimate: \$1300. Greg will call about breaking out the hauling vs. cutting charges and then email board about cost.
 - At a future meeting the board should look at the use of timers vs. sensors on the greenway lights.
 - Dale will talk with Kathy Broadback (MGE arborist) about the MGE work (digging and restoration) of homeowners property.
 - WGHA needs to stay in touch with MGE about the Greenway D project.

3. ACC – No report
 - Discussion about need to have a newsletter article about disputes with a message about maintaining the character of the neighborhood and upholding property values. Encourage neighbors to talk to one another to resolve disputes.
 - A notice from the Board will be sent if there are violations of the covenants. Should there be a grace period for summer recreation vehicles, extenuating circumstances, etc.?
4. Newsletter – Mary Kay Battaglia
 - Possible items to feature: rainbarrels, bike-hike, Saturday markets, Neighborhood conference, Library used book sale, picture of Tom Thliveris
 - Target date: First week of October. Mary Kay will include a note to block captains to please deliver within a week.
5. Social
 - Bonfire: October 21 at 7 P.M.
 - Jim will invite mayor Dave.
6. Block Captains
 - Mary Kay will get emails for block captains and give them a “heads-up” when the newsletter should be arriving.

OLD BUSINESS

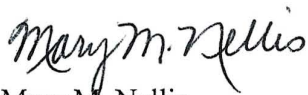
Directories have been delivered with thanks to Deb Wynne for organizing it and to Kathy McComb and block captains for delivering them.

NEW BUSINESS

1. Bonfire date and newsletter articles reported under committee reports.
2. Motions:
 - a. Spend @200 to remove large limb from tree on Winterset. PASSED
3. Monthly meeting place:
 - Alicia Ashman Library is not always available or sometimes is double booked.
 - Other possibilities include Atlanta Bread Company and the Church on Gammon which is adjacent to Walnut Grove.

Meeting adjourned at 8:35 PM.

Respectfully submitted:



Mary M. Nellis
Secretary

WALNUT GROVE HOMES ASSOCIATION
Board Meeting Minutes

Madison, Wisconsin
October 9, 2006

MEETING BEGAN: 7:14 PM at Alicia Ashman Library

ATTENDING BOARD MEMBERS: Deb Wynne, Gary Kakazu, Jim Howard, Greg Peterson, Mary Nellis, Kathy McComb

NON-ATTENDING MEMBERS: Mary Kay Battaglia, Dale Fenley, Denise Clearwood

MINUTES: Unanimously approved from September 11, 2006

COMMITTEE REPORTS:

1. Treasurer – Gary Kakazu
 - Report submitted and discussed
 - City will fund \$2110.50 for the completion of the Spring, 2007 project (ground cover)
2. Greenways – Greg Peterson
 - Bill from Academy Electric for \$1,892.24 needs to have more specific detail about what was done.
 - Oak Trees at top of Greenway D have a fungus and need to be removed. Greg will get estimates. Dane County Tree Service was suggested.
 - Discussion about cost of greenway expenses. A suggestion was made to get information from Parkwood Neighborhood Association about their experience letting the city take over the greenways. Two years ago Bassett did a comprehensive assessment of greenways. Gary will ask Bassett for a list of all expenses paid to them for greenway work.
3. Newsletter - NO report
 - Next newsletter should be sent in January in time to notify members of annual meeting. Plan to distribute week of January 15th, 2007.
4. Social – no report
5. Block Captains – no report
 - Thanks to Laurie Howard for distributing newsletters to block captains.
6. ACC
 - One project approved for a porch on Colony
 - Enforcement of Covenants was explained in recent newsletter (October, 2006).

OLD BUSINESS:

1. Jim H. will talk with Denise C, about availability for future meetings.
2. Discussion about the completion of MGE work in the neighborhood

NEW BUSINESS:

1. Bonfire Planning: Mayor Dave is unable to come to the event. Help is needed at 3 PM that day. Jim H. will talk with Kyle about hose for the park.
2. Neighborhoods Association Conference: Motion was made and approved unanimously to pay for Jim H.'s registration (\$27) at this meeting on November 11, 2006.
3. Next Meetings: November 13 at Atlanta Bread Co.
December 11 at Alicia Ashman Library

Meeting adjourned at 8:40 PM.

Respectfully submitted:

A handwritten signature in cursive script that reads "Mary M. Nellis".

Mary M. Nellis
Secretary

WALNUT GROVE HOMES ASSOCIATION

Board Meeting Minutes

Madison, Wisconsin

November 13, 2006

MEETING BEGAN: 7:12 PM

ATTENDING BOARD MEMBERS: Deb Wynne, Jim Howard, Greg Peterson, Mary Nellis, Kathy McComb, Mary Kay Battaglia, Dale Fenley, Denise Clearwood

NON-ATTENDING MEMBERS: Gary Kakazu

MINUTES FROM PREVIOUS MEETING: Unanimously approved from October 9, 2006

COMMITTEE REPORT:

1. Treasurer - Gary Kakazu

Board needs clarification of the current report at the next meeting.

2. Greenways – Greg Peterson

2 emails from neighbors about oak trees – Greg emailed both families

Greg would like a comprehensive tree report from Bassett. Discussion about retaining Bassett for preservation but look at a cheaper cut-down and removal service. Greg will get estimates for tree removal, cutting, stacking for community use

Dale Fenley reported that MGE needs a permit signed to do installations on greenways. He and Jim Howard will sign.

In 2007 there will be another MGE project behind Colony. Residents will be notified by MGE.

3. Newsletter - Mary Kay Battaglia

Next newsletter will include notification of annual meeting.

Articles should be sent to Mary Kay by January 1 and board will review on January 8th.

4. Social – Debra Wynne

Seventy people attended the bonfire and were even treated to snow!

5. Block Captains – Kathy Mc Comb

No report

6. Architectural Control – Denise Clearwood

Denise logs all phone calls in which members are reporting that they are replacing siding. She clarifies the extent of the remodeling and will offer advice to help the homeowner maintain the integrity of the property.

OLD BUSINESS:

City of Madison Neighborhood Conference: Jim attended and reported on three of the workshops; transportation issues in neighborhoods, indicators of changing neighborhoods, building diverse organizations. Jim felt that the conference was good over-all and that it might be beneficial for more board members to go next year.

NEW BUSINESS:

Meeting for December will be cancelled per lack of business and difficulty scheduling. Mary will cancel with library and book rooms for the January meeting and the annual meeting.

Meeting adjourned at 8:57 PM

Respectfully Submitted:

A handwritten signature in cursive script that reads "Mary M. Nellis".

Mary M. Nellis
Secretary