Board Meeting Minutes January 8, 2007 Madison, Wisconsin

MEETING BEGAN: 7:08 PM

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

NON-ATTENDING MEMBERS: Dale Fenley, Mary Kay Battaglia

MINUTES: Unanimously approved from November 13, 2006

#### COMMITTEE REPORTS:

1. Treasurer - Gary Kakazu

Discussion about clarifying the format of the annual report.

The city will be reimbursing us with some money at the completion of the greenway project.

There is a definite need to contribute to the reserve fund during the next fiscal year.

- 2. Greenways Greg Peterson
- -Bids from Olmsted for cutting and stacking of white oak (\$500), black oak (\$600), poplar (\$1,000) plus an additional \$250 for removal of poplar. The quote from Bassett for cutting and removal of poplar is \$1600.
- -Ground cover in Greenway D will need to be planted in early May. There will be a combination of plants and seeds. Mulch will be needed. The bulk of the work is in the planting with weeding to occur once a month. (The \$2,000 city grant will cover most of the cost.) Volunteer possibilities will include contacting the Boy Scout troops and Kathy McComb will ask the Walnut Grove Garden Club if they are interested.
- 3. Architectural Control Denise Clearwood
  There has been one house with new siding but no prior contact with ACC.
- 4. Newsletter No report
- 5. Social Debra Wynne No report
- 6. Block Captains Kathy McComb Event for block captains on March 11, 2007: Kathy will plan and report to the board.

# OLD BUSINESS: None

#### **NEW BUSINESS:**

- 1. Newsletter ideas:
- -Information about cost savings and benefit to homeowners from stacking and using wood from trees that have been cut.
- -Article about May 20<sup>th</sup> planting party and the need for volunteers. Be sure to emphasize VOLUNTEERS NEEDED.
- 2. Annual meeting notice to be mailed. Deb will send Jim updated list of members. Jim will get Deb the notice to stuff and stamp.
- 3. Review and additions to annual meeting agenda.
- 4. Consider postcard notification of annual meeting for 2008. (Use Parkcrest as a prototype.)

Meeting adjourned at 8:47 PM.

Respectfully submitted:

Mary M. Nellis Secretary

# WALNUT GROVE HOMES ASSOCIATION Madison, Wisconsin

# January 29, 2007

# Annual Homeowners Meeting

MEETING BEGAN: 7:00 PM

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

NOT ATTENDING: Mary Kay Battaglia, Dale Fenley

# PRESIDENT'S MESSAGE: Jim Howard

Welcome

Review of the past year's accomplishments:

Review of the greenway restoration project and city grant

Neighborhood directory was completed and distributed

Newsletter has new features and pictures. Encouraged residents to provide information for future newsletters.

Ann Moser has revamped the website and is maintaining it.

The block captains have been a very essential component in our organization.

The annual bonfire was a success despite an early snowfall. Thanks to Debra and Ron Wynne and Steve Suleski for their organization and hard work

The work of the board was acknowledged and each board member was introduced with a description of his or her responsibilities.

### APPROVAL OF MINUTES FROM 2006 ANNUAL MEETING:

Motion to approve 2006 minutes as presented (seconded). Unanimously approved.

#### COMMITTEE REPORTS:

# TREASURER: Gary Kakazu

Gary presented a review of WGHA's income and spending for 2006 and current net worth. He explained that the Park Fund can be used for improvements to the playground. (Financial statements are attached.)

# GREENWAYS: Greg Peterson

Explanation of the work on Greenway D which has included general maintenance with a focus on protecting and watering new plants. New plantings will fill in the removal of buckthorn.

Several large trees have had to be removed professionally which is costly. Spring focus will be on completing the terms of the grant which requires 100 hours of community involvement to complete the new plantings on Greenway D. This is scheduled for Sunday, May 20<sup>th</sup>. The planting and seeding will be coordinated by Bassett.

Greenway maintenance was over budget due to repair and replacement of lights. We are required to use a bonded electrician for all work. MGE will be contacted to conduct an audit to help us improve the efficiency of our lighting and to investigate if there are any ways to make the lights vandal-proof. Neighbors are requested to keep the board informed if greenways/lights need work.

A neighbor in attendance indicated that Greenway C needed attention due to dead and dying trees. There is a future plan for this area that can be found on the WGHA website.

Residents are being encouraged to take wood that will be stacked from professional cutting.

Comments from Jim Howard: Concern for the significant amount of time and planning the board has had to do around greenway issues. The focus of the next year will have to be on doing the required maintenance but also to conserve the budget so as to build up our reserves. The main concern for lighting is what will keep neighbors safe and be a deterrent for vandals. A suggestion was made to see if all lights are necessary. There were indications that some of the lighting is adjacent to street lighting. Residents in the area will be asked for feedback before any action is taken.

OLD BUSINESS: None

#### **NEW BUSINESS:**

#### **ELECTIONS:**

Nominees for Board were introduced and basic information about them was given.

Blake Perry

Denise Clearwood (to complete balance of two year term) Election of both moved, seconded and unanimously approved.

#### APPROVAL OF 2007 BUDGET

Discussion: A concern was raised as to the need for the immediate increase of yearly dues to the maximum within a year of the vote. It was noted that without the increase we will be in a deficit. The issues with the greenway maintenance and lights are significant factors. One resident felt that our dues are an important investment in our neighborhood and in our homes. A suggestion was made to explain the rationale for the increase along with the history of stable dues over the years.

Motion to approve the budget was seconded and unanimously approved.

# ATC LINES AND CONCERN FOR WALNUT GROVE NEIGHBORHOOD Paul Skidmore agreed to discuss this in his presentation.

# WESTSIDE COMMUNITY CENTER

Rick Conne gave an update on the committee work and timelines. The groundbreaking may occur in April or May of this year. He will write an article for the next newsletter.

# PRESENTATION BY ALDER PAUL SKIDMORE:

City highlights:

- November, 2006 Budget Office and City Council added money to the budget despite

surplus which was not put back into the budget.

- Paul participate with police for the Halloween and Mifflin Street parties which were without major incidents. Costs were more controlled this past year.
- City purchased 20% of housing on Allied Drive which took these properties off the tax rolls.
- Paul voted against the sick leave amendment.
- Balancing the budget has brought suggestions such as selling portions of park land. This has never been done before.
- Fire Station #12 will be built in 2007 on Mineral Point Road west of Beltline. This will be the 8<sup>th</sup> company in the city with engine, ladder and ambulance. Additional firefighters will be added city wide this year and 9 firefighters have been upgraded to paramedics.
- Police staffing: Staffing study will be conducted next year. Attrition and retirements will create under staffing.
- Traffic problems (speeding) are coming from within the neighborhood.
- Vandalism is a crime of opportunity. Keep doors on houses and cars locked, use motion sensors, keep cars in driveways or garages. Don't be afraid to call police.
- ATC lines: The current plans do not include lines in the Walnut Grove area. Present plan looks like lines on Junction Road or Pleasant View Road. The city has a consultant to evaluate all the plans that are being put forth. Residents asked Paul to keep them informed about ATC issues that affect Walnut Grove.
- The Westside Community Center looks to be a successful operation and will make it necessary to have traffic signal at Gammon and Tree Lane.
- Spring Elections: April 3<sup>rd</sup>. Paul has an opponent that was not named.

MEETING ADJOURNED: 8:46 P.M.

Respectfully Submitted:

Mary M. Nellis

Board Meeting Minutes February 12, 2007 Madison, Wisconsin

MEETING BEGAN: 7:20 PM

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

NON-ATTENDING MEMBERS: Deb Wynne, Denise Clearwood, Mary Kay Battaglia, Blake Perry

MINUTES: Approved unanimously from January 8, 2007.

Minutes for January 30<sup>th</sup>, 2007 Annual homeowners meeting will be posted on the WGHA website.

# COMMITTEE REPORTS:

- Treasurer Gary Kakazu
   Report of current financial status with discussion.
- 2. Greenways Greg Peterson
  - -Greg will solicit bids from other companies if our present lawn mowing service cannot continue.
  - -Kathy McComb will contact Garden Club to see if there is interest in helping to train and supervise planters for the May event.
  - -In the spring, prioritize which trees need to be cut. The poplar will be at the top of the list as it has been determined that it has to be cut.
  - -Jim and Greg will meet with MG&E to discuss how WGHA can cut costs for lighting on the greenways
- 3. ACC Diane Clearwood

No activity

- 4. Newsletter Mary Kay Battaglia
  - -No report
- 5. Social Debra Wynne
  - -No report
- 6. Block Captains Kathy Mc Comb
  - -Date for Block Captain party may need to be changed to allow more time to plan and invite. April  $22^{nd}$  is a possibility.

## **OLD BUSINESS:**

Discussion about dues mailing and how that would be accomplished. Mary Nellis will complete the mailing.

# **NEW BUSINESS:**

- 1. Motion to invite Paul Terranova to the March Board Meeting to present information about the new neighborhood center to be built between Jefferson Middle and Memorial High schools. Seconded and passed unanimously. Meeting and location will be posted on the website. Members will be encouraged to attend.
- 2. Park Fund: At the next board meeting there should be a discussion if one of the Board members should take this on as a project.
- 3. At a future meeting, look at an efficient system for annual notification and proxy. Mary Nellis to call Peter Olson and/or Paul Eckerle.

Meeting adjourned at 8:28 PM

Respectfully submitted:

Mary M. Nellis Secretary

# WALNUT GROVE HOMES ASSOCIATION Madison, Wisconsin Board Meeting Minutes March, 2007

Meeting was called to order at 7:13 PM.

Present: Jim Howard, Blake Perry, Mary Kay Battaglia, Kathy McComb, Mary Nellis

Non-attending: Greg Peterson, Deb Wynne, Denise Clearwood

The minutes of the previous meeting were approved.

Treasurer: Gary Kakazu

175 residents have sent in dues1 lot number cannot be verified.

Greenways: Greg Peterson

No report

Newsletter: Mary Kay Battaglia

Next newsletter will be mid April. Need to include all the information about plantings.

The regular meeting of the board was suspended so that a presentation by Paul Terranova could be heard by thirteen people who were also in attendance.

Rick Conne introduced Paul who is the Executive Director of Wexford Ridge Community Center. There is a new center which is being built on land leased by the MMSD north of Jefferson Middle School on Gammon Road. This will be a "green building" with state of the art materials. The building will contain a gym, food pantry, teen space, technology lab, classrooms and meeting rooms. The ground breaking is scheduled for Summer, 2007 and set to open in the middle of 2008. 50 parking stalls are slated.

Wexford Ridge has had a 20 year partnership with MMSD and wants to continue to support the residents of Wexford Ridge as well as all the neighboring communities. Paul would like the neighborhood associations and residents to become more aware of the opportunities the center presents for everyone and encourages fundraising by individuals and associations.

Do our by-laws allow us to use dues for donations to projects like this?

Submitted by Mary Nellis



Board Meeting Minutes
April 7, 2007
Madison, Wisconsin

**MEETING BEGAN: 7:15 PM** 

ATTENDING BOARD MEMBERS: Jim Howard, Blake Perry, Gary Kakazu, Greg Peterson, Mary Kay Battaglia, Kathy McComb, Mary Nellis

NON-ATTENDING MEMBERS: Debra Wynne, Denise Clearwood

MINUTES FROM PREVOUS MEETING: Accepted

# COMMITTEE REPORT:

- 1.Treasurer Gary Kakazu
- 2. Greenways Greg Peterson

  No significant activity. At the next meeting planning will be done for the spring planting.
- 3. Newslettter Mary Kay Battaglia
  Items were discussed that could be included in the next newsletter.
- 4. Social Debra Wynne No report
- 5. Block Captains Kathy Mc Comb Block captain recognition event is scheduled.
- 6. Architectural Control Denise Clearwood

# **OLD BUSINESS:**

# **NEW BUSINESS:**

Most of the meeting was devoted to hearing information about the proposed Lussier Community Education Center. Paul Terranova, the current director of the Wexford Ridge Neighborhood Center, was the speaker. He included drawings of the building and made us aware of the programs and the facilities that would be available to all neighborhood groups. There were representatives from the Sauk Creek and Parkwood neighborhoods who also attended.

A summary of the presentation is in the WGHA Spring Newsletter.

Meeting adjourned at 9:10 PM

Respectfully Submitted:

Mary M. Nellis Secretary

Board Meeting Minutes June 11,2007 Madison, Wisconsin

MEETING BEGAN: 7:06 PM

ATTENDING BOARD MEMBERS: Jim Howard, Kathy McComb, Denise Clearwood, Gary Kakazu, Blake Perry, Greg Peterson, Mary Kay Battaglia, Mary Nellis, Deb Wynne

NON-ATTENDING MEMBERS: None

MINUTES: Not available at time of meeting

# **COMMITTEE REPORTS:**

Treasurer: 14 homes have not paid dues. Second notice needs to be sent

# Greenways:

- -Tree behind Esser's has been removed.
- -Training for summer watering is being done
- -Bassett:
- 1. 60% of plantings are available but we do not have "People power" at this time to complete the planting project. Jim will check with city to see if project can be extended to 2008. Greg will talk with Cheryl. We need to find out who at Bassett is managing this project.
- 2. All oaks have died which were previously planted. Bassett will look into this.
- 3. If someone wants to plant in the greenways they will need to go through Bassett, which is the board policy. Should to the board have more of a written policy on this issue?

# **Block Captains:**

Reception: 64 people were invited with 31 responding. Cost: \$410.

#### Social:

4th of July Parade in the Park at 10 am. Deb Wynne calls all the families involved.

#### Newsletter:

- -Skip the summer edition
- -Include in next newsletter that the "snowbirds" can contact Mary Nellis if they want a newsletter mailed to them at their winter address.

ACC:

- -Major landscaping that adds or decreases the amount of dirt (grading) can affect a neighbors property and should be cleared through Denise Clearwood.
- -ATC lines. The newest proposal was reviewed and Mary Nellis agreed to inform the houses on Gammon and interested neighbors about the meetings that are being held this week to seek input.

OLD BUSINESS: None

# **NEW BUSINESS:**

MGE lights for rental on the greenways:

These are some of the questions and issues regarding this matter:

- 1. How much time would it take for repairs if lights are out?
- 2. Would there be 6 metered circuits?
- 3. Could there be a phase-in (1 circuit at a time?)
- 4. What does the 5 year contract contain??
- 5. Board would need to se a plan.
- 6. What would the digging entail?
- 7. What is the relative light per lamp?
- 8. Is the cost per light or per pole?
- 9. 140 vs 70 watts per bulb?
- 10. Who determines the placement of the poles?
- 11. Need to see examples and costs of concrete, wood and fiberglass poles.
- 12. Blake Perry has agreed to chair this project.

Meeting adjourned at 9:20PM

Next Meeting at Old Chicago – July 9th

Respectfully submitted:

Mary M. Nellis

Secretary

#### 7/9/07 Walnut Grove Minutes

Attendance: Gary, Mary Kay Battaglia, Denise Clearwood, Greg Peterson, Jim Howard

Missing in action: Kathy, Mary, Blake Perry, Deb Wynne

Meeting minutes were approved

# Greenway:

Watering is underway. Austin Battaglia, 14 and Abe Lenoch, 14 are watering Greenway D plantings. Discussion occurred concerning the watering, how often and where the watering is needed.

The Planting that was to occur in May did not occur. We have two options; 1. We go ahead and plant, 2. Postpone till next spring. They board felt it was so hot and late in the season to plant that we should look to postpone grant till next spring. Jim will contact City to discuss this option.

8 oak trees and 3 hemlock will be planted and need to be watered as well. Austin and Abe will be informed by Greg. They were planted because those from last year died and seemed to be of poor quality. Spraying for weeds and invasive plants will occur in the next few days.

# Treasure report:

Gary states there are still 13 outstanding dues. Jim states he will call residences that have not paid. Historically we have received all but a handful of dues annually.

Gary also looked at past lighting bills (replacement and maintenance) and it has run around \$2000 for several years. This will impact our decision on whether we go with the MGE proposal to replace all our lights in the greenways.

#### Other Issues:

Jim discussed the American Transmission power lines and the proposal to build them along the Beltline. There are several meetings concerning these power lines and there effect on the neighborhoods. It seems as though the Beltline decision has been made over the option to bury the lines.

#### Picnic

The July 4th picnic was a success. All had a good time.

September 10th will be the next meeting and the next newsletter is to be sent out the 14th of September.

# Walnut Grove Meeting Minutes October 8, 2007

Attendance – Kathy, Jim, Gregg, Blake, Gary, and Mary Kay attended meeting. Deb, Denise, Mary are absent.

I.Meeting minutes were reviewed and approved.

#### 2. Committee Reports

- a. Treasure report Encourage Deb to submit Bonfire receipts. Not much going on. WGHA did not spend as much as budgeted for greenway. If we do not spend on other items may want to consider setting up CD.
- b. Greenways Three trees were removed in greenway A at a cost of \$1550. Boley was the lowest bidder. Looking at the lights (electrical work) in the greenway, Gregg needs to assess all the lights and assess continue using Academy.
- c. Greenway Planting Greenway D Planting will go forward this spring (May) 08 by Andrew McComb as an Eagle Scout project. There is \$2000 for planting and Andrew will get donations for hay, seeds and potentially consulting fees.

Broadcast spraying has been applied September and October of this fall and planned for April of next spring.

Assess ramp to Winterset trail has been in bad shape and needs repair. City has declined due to the lack of documented history of what occurred at that location.

There again was discussion of reimbursement for circles. Has this been \$30 or \$40?

- d. ACC no report. Denise has some information about a dish but this information never reached an attending board member.
- e. Newsletter/Communication January will be the time of the next newsletter and there was discussion should consider updating any new residents with directory info. Include info about Andrew doing the greenway.
- f. Social pick up hoses from Mary Kay for Bonfire.

Picnic should be reconsidered for next year as many miss the picnic. Ms. Wynn not here but she sent memo via email with responsibilities.

g. Block Captains - Kathy and Mary Kay are revising a few block captain forms.

#### 3. New Business

Jim will attend the Neighborhood Round Table discussion Vandalism forum at the Aschmann Library presented by Wexford Neighborhood. Seemed a little disorganized discussion and focused mainly on the drinking and vandalism that has been linked to Wexford Park. The city employees that were in attendance believe the level was not a great concern but options included lights, and to call police for issues after 10 p.m. (Parks officially close at 10 p.m.)

Lighting for our tennis courts or Pavilion was discussed.

#### Park Fund Idea -

We have \$2800 in park funds and Jim was asking if we should use this money for lights for Walnut Grove Park. Kathy had a suggestion that we replace the rocks on the playground with the soft foam or (nike grind) similar item. They currently have this at the New Vilas Zoo Park.

Blake brought up the issue of speed on Westfield road and the option of a circle near the park. The board related our history on speed and circles to Blake. He wondered if the topic of speed bumps had been discussed. He referred to the speed bumps near Nakoma Country Club on Manitoway. Also discussed is if bolder stripes could be painted near the islands.

Board Meeting Minutes November 12, 2007 Madison, Wisconsin

MEETING BEGAN: 7:05 PM

ATTENDING BOARD MEMBERS: Denise Clearwood, Deb Wynne, Mary Kay Battaglia, Jim Howard, Gary Kakazu, Greg Peterson, Mary Nellis

NON-ATTENDING MEMBERS: Kathy McComb, Blake Perry

MINUTES from the October meeting were approved unanimously.

#### COMMITTEE REPORTS:

Treasurer: We are "on budget" for the tree removal expenses. A-Z Rental will refund \$80+ for the non-functioning of the popcorn machine at the bonfire event.

Greenways: There is a "tree of concern" at the end of Oxwood Circle. Greg will get a bid for removal and Denise will ask about the cost of a surveyor. Circle trees are the association's responsibility.

- -The bill for electrical work on the greenways is coming. The idea of industrial solar for the greenway lights was brought up, but the cost is very expensive.
- -What is the future of the lights on the greenways? This needs to be explored.

ACC: Request for a "dish" was reviewed and the neighbor did not have a problem. Denise will write an article for the next newsletter about dishes and will continue to do a review on an individual basis. Stand-alone towers can be reviewed but anything on the house is not within our jurisdiction. Approval is based on location and approval of neighbors. Denise will also mention other improvements which need to be reviewed by ACC which include windows and new siding.

Newsletter: February 15<sup>th</sup> newsletter is distributed.

Social: Bonfire total cost was \$834.51. People should be encouraged to bring chairs to the event next year. Newsletter should encourage an "intern" to learn the ropes of bonfire building and maintenance for the next year's event.

# OLD BUSINESS:

Board positions: We will need at least one new board member for Blake Perry's position. The President, Treasurer and Secretary cannot have dual roles.

# **NEW BUSINESS:**

At the February 11<sup>th</sup> board meeting we need to discuss officer roles and responsibilities.

Motion was made to pay the greenway helper for the expected income he was promised. Total cost: \$120. Mary Kay B. excused herself. Motion passed unanimously.