

4/15/2024 WGHA BOD Agenda
7 pm via Zoom

Agenda

1. Review and approve 1/29/24 WGHA BOD meeting minutes;
2. Review ACC report;
 - a. Yard waste inquiry
3. Review Greenway report;
 - a. Provide upcoming Committee Meetings and Volunteer workday dates (for website & emails)
 - b. Spongy moth
 - c. Mowing schedule
 - d. Fertilizer & Pesticide Treatment: how can we better inform neighbors?
https://datcp.wi.gov/Pages/Programs_Services/LandPestReg.aspx
4. Review Social committee report;
 - a. Adult focused social requested - Greenway Crawl
5. Review Block Captain report;
 - a. Openings on Colony Circle, Oldfield/Westfield, Walnut Grove Condos
6. Update on Directory advertisers and timeline;
7. Treasurer Report + CDs
8. Newsletter opportunity?
 - a. Greenways updates (spongy moth, master gardener, low mow May)
9. Discuss other issues
 - a. Fertilizer + Weed Control Information from Keyman
10. Set next meeting date: **Monday, June 17th at 7pm**

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Minutes

Present: Liz Fenster, President; Doug Hyant, Vice President; Charlie Morgan, Social; Laurie Howard, Neighborhood & Block Captain; Danielle Bashirullah, Architectural Control; Hayden McCann, Greenways; Meghan Johnson, At Large; Chris Delamater, At Large

Excused: Phillip Kent, Secretary

1. The meeting was called to order at 7:09 pm.
2. The minutes from 1/29/24 were reviewed and approved. There were no revisions or additions.
3. Liz thanked Charlie for organizing the Easter Egg Hunt and cutting up a branch which had fallen down in the Greenway. She also thanked Hayden for all the work she has done securing an electrician and arborist. In addition, she thanked Danielle for dealing with a potentially contentious ACC application in a timely and efficient manner.
4. The ACC report, submitted by Danielle, was reviewed. There is nothing new to report at this time. Liz reported a concern by Phillip that there is a large brush pile in the backyard of a house on Oxwood that has been there for a couple of years, raising the question as to whether this is a violation of existing covenants. Danielle reported she will review the concern and see if it falls under the landscaping requirements and she will report back to the BOD regarding this concern.
5. The Greenways report, submitted by Hayden, was reviewed. It was noted that a significant amount of our annual WGHA budget is spent on Greenway-related issues. A general discussion was held about how to disseminate information regarding volunteer workdays, etc. Liz noted that since no one was interested in compiling a periodic newsletter for the WGHA, information regarding volunteer opportunities has been sent out via email to homeowners. Hayden reported that we will need additional volunteers this year to put in a Rain Garden in the wooded area in Greenway C. She also reported she was interested in teaching a course on home composting. Danielle noted that there are rules regarding the placement of composting bins and those attempting to establish such need to be aware of them. Hayden, with the help of Charlie, spent a considerable amount of time looking for new electrical and tree service vendors. We have contracted with Beeline Electric and Arbor Services. As a result of the change in how we will continue to address the emerald ash borer issues, we expect to achieve some cost savings over the next few years. A general discussion of the spongy moth pest was held. Charlie noted that trying to deal with this pest was complicated and we are still trying to determine a prudent path to follow in terms of how to handle this challenge. We had a general discussion regarding the use of pesticides, etc. in the Greenway areas and circles. Liz noted that a WGHA survey a few years back found about 50% of those responding favored their use.

The use of organic substitutes evidently is not very effective. We currently are applying weed control products three times a year, and the mowing of the Greenways occurs weekly. Liz and Danielle will provide some additional information regarding the use of chemicals at a future meeting.

6. The Social Committee report compiled by Charlie was reviewed. Charlie reports that the Easter Egg hunt was a success and there is a lot of candy left over. The leftover candy will be used during the Independence Day celebration and other social events. Paige plans to meet with Charlie to help plan a neighborhood crawl, during which additional volunteers will be needed. A general discussion was held regarding the feasibility of using teenage volunteers for future social events. Liz reports that she had a request that WGHA host an adult focused social event this summer, which all in attendance were in favor of. It was noted that historically the WGHA has spent relatively little money on social events.

7. The Neighborhood and Block Captain report by Laurie was reviewed. In regard to the upcoming Directory, we have raised \$1000 from potential advertisers although not all of the advertising revenue has been collected. The directory will not be printed until the money has been collected. We have two new block captains, but more are needed. A general discussion was held about how we might recruit new block captains. Historically it has been a challenge to get a representative from the condos. At this time, three block captains have expressed a desire to step aside but have agreed to remain in their position until new people have volunteered.

8. The Treasurer's report by Liz was reviewed. Liz reported that dues collections are ahead of last year and we still have challenges from some households who are delinquent from paying previous years assessments. The WGHA currently has 2 CD's and Liz discussed the possibility of obtaining a third. After discussion, the BOD voted to approve the purchase of a third CD. Liz will also investigate the feasibility of other investment strategies and report back at our next meeting.

9. Other business: In the past we have indicated to potential advertisers that they could be recognized in any WGHA newsletters that appear. Since we are not publishing a newsletter, a discussion was held about how we could meet this need in our emails to WGHA members.

10. Our next meeting is scheduled for June 17, 2024 at 7 pm via Zoom. The meeting was adjourned at 8:07 pm.

Phillip L. Kent, Secretary

WGHA ACC Committee Report

Board Meeting 04/11/2024

Submissions

1 new applications received and reviewed

- 7110 Farmington Way (Desiree Steger)
 - 03/07/2024: Application received from new homeowners requesting approval for a 4' fence.
 - 03/13/2024: Application Denied
- No applications pending

Inquires

5 new inquiries received

- George Treviranus at 7209 Colony Dr. sent email on 02/23/24 asking about approval requirements for replacement of existing cedar siding with different vinyl siding. He was informed that he will need to submit an application due to the change in overall appearance of the home.
- Meghan Johnson at 7210 Farmington Way sent email on 02/27/24 informing ACC of removal of rotting deck and intention for replacement and landscaping changes. Chair met with homeowner to discuss project and requirements for ACC approval.
- Judy Brannstrom at 7310 Farmington Way sent email on 03/04/24 asking about approval requirements for replacement of existing aluminum siding, gutters, and door with similar looking vinyl siding. She was informed that ACC does not require an application for replacements that do not change the overall appearance of the home.
- Christine Galvin at 413 N. Westfield Road sent email on 03/06/24 inquiring about approval required for replacing an existing concrete patio with a paver patio. Information about application process was provided.
- Brian Conne agent/son of homeowner at 5 Oxwood Circle called on 03/18/2024 to inquire about possibility of a 4' fence being installed by potential buyer. Chair followed up via phone and email indicating that property does not qualify for exemption to 3' fence rule.

Submitted by: D. Bashirullah on 04/11/2024

Greenways Report

4/15/24

Three Greenways Meetings and five Greenway Volunteer Workdays are tentatively planned. The initial organization meeting is planned for Tuesday May 7

An extensive effort has been made to establish a new Arborist Service. This included providing three candidate local companies with an example draft woodland maintenance plan, a likely 3-5 year action plan, map of Walnut Grove and an information sharing tour of the Greenways with 2 of 3 candidates who accepted an appointment. The outcome is that Arbor Systems has been selected as the Arborist. A plan for 2024 tree maintenance is forthcoming.

An application for a grant offered by the Madison Area Master Gardeners Association was submitted on behalf of Walnut Grove HOA. The grant which is to establish a Rain Garden in the wooded area Greenway C was approved in the amount of \$475. The application contained a plan and budget for the project which will be completed as part of this year's Volunteer effort. An information sign explaining the plantings will be posted at the site.

Greenway C contains two newly installed native perennial areas. These will be tended as part of Volunteer Workdays. Signage explaining the plantings is again to be posted near the plot.

Painting of the remaining half of Greenway lampposts is planned along with replacement of 3 structurally damaged lampposts.

Beeline Electric diagnosed and repaired 10 non-functioning lampposts located in Greenway D in March. The invoice for \$995 was received on 4/10.

Volunteer Workdays will focus on the projects noted above and continued removal of invasive species from the Greenways as well as continued removal of small trees within 3' of Greenway Paths.

Hayden McCann, Greenways Chair

Walnut Grove Homes Association

Social Events Report -- for April 15, 2024 Meeting

On April 13, about 25 children and at least that many adults attended the second annual Easter Egg Hunt on Greenway C. Children enjoyed finding plastic eggs scattered on the greenway, and redeeming their eggs for bags of candy. Refreshments - donuts, juice and coffee - contributed to the fun, as did the appearance of Sir Anthony Hopkins, who greeted children with "high fives," hugs, and offered photo opportunities. Several photos of the event will appear in WGHA's next newsletter.

Thanks to all our volunteers who contributed their time and talents!

Charlie Morgan, Social Chair

Block captain report
Submitted by Laurie Howard

Deb Stuart is new block captain for: 301- 518 Walnut Grove Drive. She is taking on two "blocks" on WG Drive.

Jen Peabody is new block captain for: 7301-7322 Whitacre Rd

New Block Captains still needed for: Oldfield/Westfield, Walnut Grove Condos/Westfield, and Colony Circle

Directory Advertising Update

Advertiser	Size & Placement	Cost	Graphic Received	Paid	Note
Chris Delamarter - Keller Williams	Back Cover Exterior	375	yes	No	3/13 - sent invoice and thank you for the ad. Has committed. Sent email inquiry 2/15. 2/22 - called and resent request
Culvers	Back Cover Interior	325	yes - reuse LY	No	3/5 - Called Culvers. Jennifer is gone. New manager, Matt said yes to another ad! I'm sending the general info today and the marketing manager, Will will follow up and present a check. 2/28 - sent f/up email. Sent email inquiry 2/15
Vintage Brewing-Scott Manning	1/2 page ad	150	yes - reuse LY	No	3/13 - sent invoice and request for ad. Has committed. Please send an invoice for the ad.
City BBQ (Cierra Moore)					2/28 - sent f/up email. Sent email inquiry 2/15
Victor Arellano (Law)					2/28 - left VM Sent email inquiry 2/15
Tommy Van Ess - First Weber	1/2 page ad or full	150		No	3/5 - yes they will either do a full page or 1/2 page. 2/28 - sent f/up email. Sent email inquiry 2/15
Nothing bundt Cakes					2/28 - sent an email
Moka					2/28 - sent an email
Party Rentals - Pat Cochran					Sent request to corporate office
		1000			

Treasurer's Report 03-31-24 Snapshots Submitted by Liz Fenster

Summary

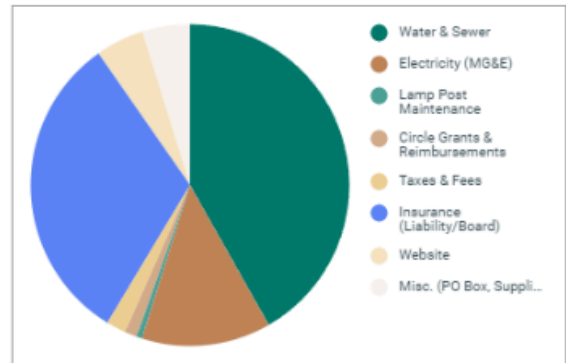


Savings

\$40,890

🔥 Woohoo! Your income was greater than your expenses this month. What are you going to do with the savings?

Expense Breakdown



Income



	Planned	Actual	Diff
Totals	\$ 53,215	\$ 44,904	\$ (8,311)
💰 Dues	\$ 51,190	\$ 44,474	\$ (6,716)
🏠 Interest	\$ 725	\$ 430	\$ (295)
📁 Directory Ads	\$ 1,300	\$ -	\$ (1,300)

Expenses



	Planned	Actual	Diff
Totals	\$ 56,260	\$ 4,014	\$ (52,246)
Water & Sewer	\$ 6,372	\$ 1,677	\$ (4,695)
Electricity (MG&E)	\$ 2,450	\$ 526	\$ (1,924)
Mowing	\$ 7,000	\$ -	\$ (7,000)
Weed Control & Fertilizer	\$ 1,250	\$ -	\$ (1,250)
Woodland Management	\$ 15,000	\$ -	\$ (15,000)
Pathway Patching/Temp Repair	\$ -	\$ -	\$ -
Lamp Post Maintenance	\$ 3,875	\$ 22	\$ (3,853)
Circle Grants & Reimbursement	\$ 2,150	\$ 50	\$ (2,100)
Greenways & Circles Misc.	\$ 250	\$ -	\$ (250)
Bank Charges	\$ 50	\$ 5	\$ (45)
Taxes & Fees	\$ 50	\$ 75	\$ 25
Insurance (Liability/Board)	\$ 1,345	\$ 1,268	\$ (77)
Dues Collections Mailings (Print)	\$ 100	\$ -	\$ (100)
Newsletters & Notices	\$ 200	\$ -	\$ (200)
Annual Meeting	\$ -	\$ -	\$ -
Directory	\$ 1,300	\$ -	\$ (1,300)
Website	\$ 368	\$ 197	\$ (171)
Social	\$ 1,000	\$ -	\$ (1,000)
Legal Fees	\$ 2,000	\$ -	\$ (2,000)
Misc. (PO Box, Supplies, Postage)	\$ 500	\$ 194	\$ (306)
Legacy Fund Deposits	\$ 11,000	\$ -	\$ (11,000)

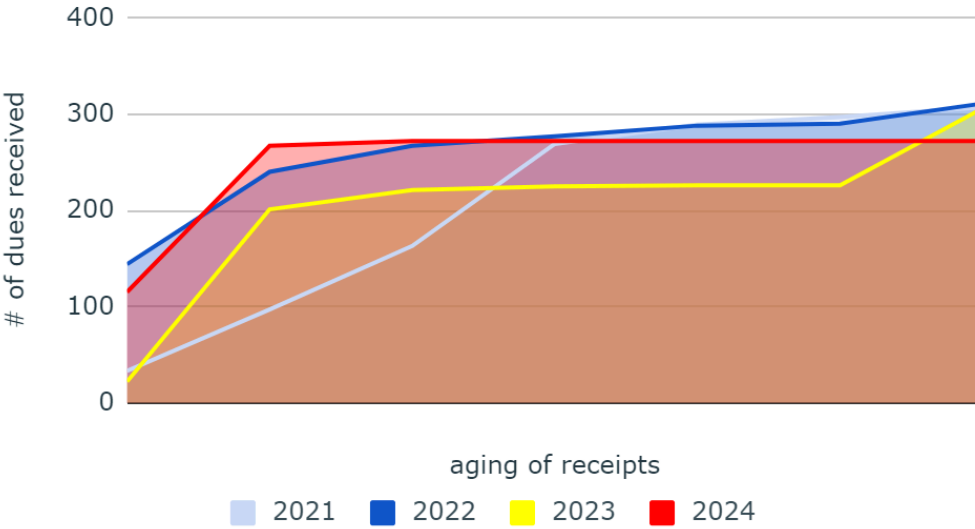
KEY NOTES:

- Taxes & Fees include 2023 reimbursement to Kim Grimmer for DFI filing (2023 was under budget)
- Website includes a \$140 recovery fee

Account Totals	4/1/2024	\$ 96,865.81
Savings		\$ 5.00
Checking & Money Market		\$ 55,915.93
Certificates		\$ 40,944.88
Legacy Fund Reserves (Prior)	1/1/2024	\$ 45,000.00
Legacy Fund Reserves TY	12/31/2024	\$ 11,000.00
Available Balance		\$ 40,865.81

Dues Recap

2021- 2024 Dues Receipt Timing



Received:	273	\$45,250.93	
<u>Outstanding:</u>	<u>38</u>	<u>\$7,440.00</u>	<i>*9 have a 4/15 due date</i>
Total:	311	\$52,690.93	
Late Dues			
Multiple Years Behind	4	\$1,915.00	