**6/02/2025 WGHA BOD Minutes (Draft)**

Present: Doug Hyant, President; Charlie Morgan, Vice President and Social Committee Chair; Phillip Kent, Secretary; Hayden McCann, Greenways Chair; Deb Stuart, ACC Chair; Mickey Casey, Treasurer; Laurie Howard, Neighborhood and Block Captain

Absent: Tim Goode, Communications and Directory Manager; Chris Delamarter, At Large

1. The meeting was called to order at 7:08 pm and held via Zoom.
2. The minutes from the 4/7/25 Board Meeting were approved without revision.
3. Doug presented the President’s Report. The house at 6 Oxwood Circle has closed and we are in the process of collecting several years of back dues. Doug is working with Charlie, Chris and Mick on the collection.  Doug has not yet been able to speak to the two families whose activities have encroached on the Greenways, but plans to do so in the near future.
4. Mick reviewed the Treasurer’s Report.  He feels the association is in good shape financially. He reported that a CD was renewed in May and asked whether it was a good time to move money into our Legacy Fund which will be used to eventually repair and/or replace paths in the Greenway. It was the consensus of those present that moving the funds at this time was prudent. 5 properties remain delinquent on past years’ dues, and 18 homeowners have not yet paid the 2025 dues. Form EZ-990 was completed.  For additional information, please see the attached Treasurer’s Report.
5. Chair reviewed the Social Committee Report. We hosted an Easter Egg hunt on April 17th; a garage sale was held May 15-17; on June 21, Julie and Mark Webber plan to host a Make Music Madison event at their home; a celebration is planned for July 4th and Charlie is seeking volunteers to help plan and set up for this event. Charlie is hoping all available Board members will attend the July 4th event as it is a good time for us to meet our neighbors. Information regarding upcoming events will be distributed soon to all WGHA homeowners. Several people commented it was nice to meet the Alderperson at the Easter Egg Hunt.
6. Hayden and Charlie reviewed the Greenways Report. Charlie noted that there recently was a successful workday on Greenway B and some new trees have been planted there. He also noted that mowing for the year has started. Hayden has reached out to Arbor Systems regarding the cost and time needed to complete an inventory of trees on Greenways C and D. Several lamp posts have been repaired or replaced.  Pruning will start soon. We have incurred no storm damage to date his year, thankfully. We had an extended discussion of a Greenways walnut tree that encroaches on a property at 14 Springwood Circle. At this time, we have no plans to remove a healthy tree and the tree is in the rotation for pruning in 2026. As Hayden noted at a prior meeting, there have been several encroachments in Greenway C by a couple of homeowners, partly due to some homeowners not being aware of the boundaries of their property. In at least one instance, the encroachment has damaged some of the work done in previous years to improve the Greenway. Since the boundary of Greenway C is not exactly known, Hayden made a motion that we pay for a  professional survey of Greenway C bordering the property 7301 Whitacre Road so we can more effectively address the encroachment issues by the homeowners. The estimated cost of the survey is between $650-750. The motion passed 6 to 1.  After the survey is completed, Hayden will work with the homeowners to find an acceptable remedy for the encroachment. For additional information regarding Greenways activities, please see the enclosed Greenway Report.
7. Laurie reviewed the Neighborhood and Block Captain Report. She states there has not been much to report and that she recently has consulted with Liz Fenster regarding the historical role of Block Captains. We will review the Block Captain role at a future meeting. A motion was made to approve a $500 grant for Circle improvement submitted by Deb Stuart for Walnut Grove Road. It was unanimously approved.
8. A neighbor recently raised a question as to WGHA’s role, if any, in dealing with distressed properties. It was the general consensus of the group that homeowners concerned about such properties should contact the City of Madison which has a process to deal with such issues.
9. Deb reviewed the ACC Report. The application discussed at the prior Board meeting was approved.  Deb responded to a query regarding the potential fence for a dog for a new homeowner. She has observed that evidently all realtors have not been straightforward with potential home buyers about WGHA covenants.  She is continuing to update the fence log for the neighborhood.
10. Other business: It was noted that the Walnut Grove Park is a city park.  Anyone wishing to rent/reserve the shelter there can work with the city to do so. Charlie asked if the website has been updated recently.  Doug noted that there have been a couple of recent attacks on the website and phishing attempts. Douf plans to contact Tim in the near future regarding website enhancements, such as placing a permanent link regarding garage sales on the site.
11. Our next meeting is scheduled for August 11 via Zoom at 7 p.,. The meeting was adjourned at 8:28 pm.

Respectfully submitted:

Phillip L. Kent, Secretary