

Walnut Grove Homes Association Board Meeting  
10 Colony Circle  
June 1, 2026 7:00 pm  
Agenda

1. Approval of Minutes of April 6 Board Meeting Minutes (Addendum A hereto)
2. Reports
  - A. President (Addendum B hereto, including information on greenways.)
  - B. Interim Treasurer (Addendum C hereto)
  - C. Architectural Control (Addendum D hereto)
  - D. Social
  - E. Other
3. Old Business
  - A. Board Members' Handbook
  - B. Neighborhood Directory
  - C. Board Position Vacancies
4. New Business
  - A. Recent Tree Damage
  - B. Greenway Work Days
  - C. Late Dues Payments – Appropriate Follow-Up
5. Adjournment

## Walnut Grove Homes Association

### Board of Directors Meeting

April 6, 2026

7:00 PM

Via Teams Video

Charlie Morgan called the meeting to order at 7:05 p.m. Present, in addition to Mr. Morgan, were the following Board members:

Chris Delamarter  
Debra Stuart  
Mick Casey  
Miguel Bravo  
Paige Hawkins  
Bill Swisher  
Kim Grimmer

The **minutes of the February 2026 board meeting** were approved. They will go on the WGHA website.

### Committee Reports

#### President's Report.

Mr. Morgan presented his report previously provided to the board. He discussed some recent changes to the **WGHA website**. He would like to see more neighborhood pictures on the site. And he wants to make sure historic postings are removed whenever they are no longer informative.

Mr. Morgan discussed the memo that Hayden McCann had submitted to him to share with the board with her thoughts, as past **Greenways** Co-Chair, as to necessary improvements and maintenance of the greenways. That memo is attached. Mr. Morgan discussed native plants provided by the City of Madison to upgrade the neighborhood sign garden. He discussed tree maintenance and open area mowing and weed-control.

Mr. Morgan discussed better ways to **communicate** with the members, including improvement and updating the website, continuing to provide **newsletter** by email and by paper copy delivery by block captains. Other neighborhood newsletters seem more useful to residents. So the WGHA newsletter will be a priority.

Mr. Morgan discussed his project to update the **board handbook**. Mr. Grimmer discussed his memo submitted with the president's report regarding the allocation of decision-making between president, treasurer, committee chairs, and the entire board. Consideration of this will be taken up in the future as the board handbook is finalized. There was a preliminary discussion of whether the board handbook should be placed on the WGHA website.

### **Treasurer Report**

Mick Casey presented the high points of his report. **Dues Collection Status.** Through the end of March WGHA has collected about two-thirds of the budgeted members' dues. This is consistent with the collection rate last year. **Interest rates on cash investments** have remained fairly steady since January 1. The **Federal 990 form**, by which we claim tax exempt status for the tax year as to all our revenue from dues and interest and miscellaneous sources, has been filed. (The IRS can impose a penalty if the form is not filed on time.) Mr. Casey discussed the delivery of the dues notices by email. Some money was transferred into the money market. Some existing and cured delinquencies were briefly discussed. Mr. Casey discussed the difficulty in keeping track of dues payments as to members who sell their homes. He discussed the float issue with respect to using PayPal for dues payments.

### **Social Director Report**

Paige Hawkins presented her report. The **Easter Egg hunt** went well. Some 25 children participated. We will be holding the **July 4<sup>th</sup>** celebration as in the past and late September or early October for a **Fall social**. Either a new Fall Crawl or using the shelter at Walnut Grove for a picnic is being considered for the Fall. Group discussed the somewhat limited budget for social.

### **Greenway Report**

No report in addition to what was previously discussed above.

### **Architectural Control**

Debra Stuart, ACC Chair, reported that no applications have been submitted since the February board meeting.

### **Block Captains**

Chris Delamarter reviewed his written report submitted with the agenda. Block Captains helped with the newsletter distribution. Mr. Delamarter is working to set up one-on-one phone conversations or coffee meetings with all the block captains to get to know them better and get their perception of how their roles can be made more effective from

their perspective and the Association's. He discussed some changes to the current lineup of block captains covered in his report. He plans to update the website to reflect the changes and any openings. We need to re-engage with the block captains as they haven't had any. Deb Stuart indicated she needed two new welcome packages (including directories) for two new owners on her block. Mr. Morgan said they have been exhausted. There was discussion about reconstructing the welcome packages and their content.

### **Communications**

Communications were discussed earlier in the meeting.

### **Old Business**

Mr. Morgan discussed the **need for a Greenways Co-chair** to assist him. He discussed contracting maintenance, decisions on tree removal and treatment and use of volunteers to reduce costs. Bill Swisher volunteered to serve as Greenway Co-chair.

Brief Discussion of a neighbor's **complaint about use of Greenway C** that the owner believes is an intrusion. Mr. Morgan is working to resolve this issue.

### **New Business**

**Sapling/small tree puller.** Mr. Morgan proposed purchasing a small piece of equipment for pulling up and removing invasive saplings and small trees on the greenways. The price would be about \$200 or less. Mr. Grimmer moved that Mr. Morgan be authorized this equipment for up to \$225. Dr. Stuart seconded the motion and it passed unanimously.

**Officer/Committee Chair/Board Decision-making allocation** was discussed briefly earlier in the meeting. The resolution will be addressed in the new Board Handbook.

There was a brief discussion about the use of the IONOS e-mail server, and its usefulness for maintaining a clear record of officer and board actions.

### **June Board Meeting**

Charlie Morgan proposed the next board meeting be held on Monday, June 1, 2026, at 7:00 PM. This date and time were set by consensus. Mr. Morgan offered to host in his backyard and the host for the meeting (if not held there or in WG Park) will be settled shortly.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted, Kim Grimmer, Secretary

# ADDENDUM B

## President's Report

*Greenways Committee.* On May 12, four neighbors attended a meeting at Walnut Grove Park to discuss possible greenway maintenance and restoration projects for 2026. The group reviewed a list of projects created by former Board Member and Greenways Chair Hayden McCann, who attended the meeting. The group discussed and recommended that the Board accept Arbor System's proposal to treat several ash trees in the greenways. Following the meeting, Charlie Morgan requested Arbor Systems to schedule the treatment.

*Walnut Grove Park Sign Beautification Project.* On May 16, four neighbors planted approximately 50 native plants in the garden in front of the Walnut Grove neighborhood sign, near the entrance to Southwick Circle. The plants were provided, at no cost, by the City of Madison Parks and Recreation Department. Additional plants are likely to be available in late summer/early fall for planting in the WGHA greenways. This was the first neighborhood work day of the summer.

*Website Updates.* Several posts were added to the WGHA website, including brief posts regarding the recent Easter egg hunt, neighborhood garage sales, and the park sign beautification project. Should additional features be added to the website? Examples could include feature stories on new neighbors submitted by block captains, kids offering services such as babysitting, and photographs of pets.

*Board Position Vacancies.* To date, none of the current Board members have volunteered to serve as WGHA's Greenways Chair or Treasurer, two of the most important positions on the Board. These positions need to be filled in order for the Board to carry out its responsibilities. All Board members are requested to consider serving in these positions.

# ADDENDUM C

**WGHA Interim Treasurer's Report  
May 30, 2026**

		Code
<b>Liquid Assets</b>		
WGHA Savings	\$4.00	0
WGHA Checking	6,433.99	40
Business Money Market Plus	<u>12,536.54</u>	70
Subtotal	\$18,974.53	

		Maturity Date	Rate	Code
<b>Certificates of Deposit</b>				
8-Month Certificate Special	\$21,813.91	8/30/2026	3.78	103
16-Month Certificate Special	20,888.77	05/07/27	3.93	105
6-Month Certificate	21,366.74	11/21/2026	2.72	106
13-Month Certificate Special	15,449.53	9/12/2026	4.12	107
8-Month Certificate	5,143.33	11/12/26	3.78	108
8-Month Certificate	8,013.79	12/15/2026	3.93	109
6-Month Certificate	<u>25,007.46</u>	10/27/2026	2.72	110
Subtotal	\$117,683.53			

Grand Total \$136,658.06

**2026 Budget**

REVENUES	2026	Through	Remaining	Remaining
	<u>Budgeted</u>	<u>5/30/2026</u>	<u>Amount</u>	<u>Percent</u>
Dues Payments	\$54,300.00	\$50,923.24	\$3,376.76	6.22%
Interest Earnings	2,900.00	1,030.52	1,869.48	64.46%
Directory Sponsors (Advertising)	<u>1,300.00</u>	<u>0</u>	<u>1,300.00</u>	<u>100.00%</u>
Total Revenues	\$58,500.00	\$51,953.76	\$6,546.24	11.19%

**EXPENSES**

Greenways	Service Provider	Expenditures		
		<u>2026 Budget</u>	<u>05/30/26</u>	<u>Remaining</u>
Water and Sewer	City of Madison	\$7,800.00	\$3,284.55	\$4,515.45
Electricity -- Greenways	Madison Gas and Electric	2,100.00	863.06	1,236.94
Greenways Mowing	Richardson Lawn Service	6,300.00	0.00	6,300.00
Weed Control and Fertilizer	Keyman Lawn, Tree and Pest	1,900.00	0.00	1,900.00
Woodland Management	Arbor Systems	10,800.00	6,857.50	3,942.50
Pathway Maintenance (Patching, Moss Control)	WGHA	100.00	0.00	100.00
Lamp Post Maintenance	Beeline Electric	750.00	0.00	750.00
Circle Maintenance Grants (\$50 Maximum per Circle)	WGHA	200.00	50.00	150.00
Circle Projects (\$500 Maximum per Circle)	WGHA	<u>0.00</u>	<u>0.00</u>	0.00
Subtotal - Greenways		\$29,950.00	\$11,055.11	\$18,894.89

**WGHA Operations**

2026 Directory	\$1,300.00	\$0.00	\$1,300.00
Liability Insurance	1,655.00	1,655.00	0.00
Dues Collections and Mailings	0.00	0.00	0.00
Newsletters and Notices	200.00	0.00	200.00
Legal Fees	2,000.00	0.00	2,000.00
Miscellaneous Supplies (P.O. Box, Paper, Postage)	300.00	302.12	-2.12
Social Events	500.00	149.62	350.38
WGHA Website	300.00	-65.76	365.76
Taxes and Fees	<u>400.00</u>	<u>0.00</u>	<u>400.00</u>
Subtotal - Operations	\$6,655.00	\$2,040.98	\$4,614.02

**Legacy Contribution** \$15,000.00 \$0.00 \$15,000.00

**Total Expenses** \$51,605.00 \$13,096.09 \$38,508.91

# ADDENDUM D

ACC Report for Jun 1, 2026 WGHA BOD Meeting

Dear Board:

Since the April 6, 2026 board meeting, the ACC has reviewed and approved the following applications:

1. Landscaping for 7209 Colony Drive
2. Replace siding for 7314 Whitacre Road
3. Replace and expand deck for 10 Rye Circle
4. Replace patio and retaining wall for 502 Walnut Grove Drive
5. Replace roof with metal for 10 Harwood Circle
6. Replace and enlarge deck for 22 Foxboro Circle
7. Install 3-foot fence for 21 Springwood Circle

Debra Stuart