

Walnut Grove Homes Association

Board of Directors Meeting

August 4, 2026

(Via Microsoft TEAMS)

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

Bill Swisher, Vice President
Chris Delamarter, Block Captain Chair
Debra Stuart, Architectural Control Committee Chair
Kim Grimmer, Secretary
Miguel Bravo, At-Large Board Member

Tim Goode was not available for the meeting and had previously given Mr. Morgan his proxy for the purpose of voting on matters at this meeting..

The **minutes of the June 2026 board meeting** were unanimously approved after a motion by Deb Stuart, seconded by Bill Swisher. The approved minutes will shortly go on the WGHA website.

President's Report

Mr. Morgan reviewed the matters detailed in the President's Report previously circulated with the meeting's agenda. (The agenda is attached to these minutes as Attachment A.) Items 1-4 below refer to **Greenway Management Issues**.

1. **Boundaries.** Mr. Morgan discussed a recurring problem of not knowing the boundary line between the Greenways and homeowner's property, and detailed a few specific instances where uncertainty was worked out with the homeowner. A more major concern of identifying boundaries arises where a tree has fallen or lost branches so that it needs to be removed or trimmed for safety, and a decision needs to be made as to whether it became the financial responsibility of the Association or the homeowner. He described addressing aa large fallen tree branch that lay across the Greenway C path at the northwest corner of the greenway.
2. **Mowing.** Greenway mowing is proceeding on a weekly basis. Our contract with the mower contractor requires a payment of \$270 per mowing, and the Association can cancel no more than one cutting per month under the contract. Because of dry weather conditions, the Association skipped one cutting in both June and July.
3. **Greenway work days,** generally held on Saturday mornings have not been held so far this summer, as the cadre of homeowner-volunteers has dropped off considerably.

4. **Flower Bed around Park Sign.** Mr. Morgan described the effort that he's making to keep the new plantings around the neighborhood sign in the park from being eaten by predators.

Treasurer's Report.

Acting Treasurer. Mick Casey, who was the treasurer at the start of the year has resigned as he has moved from Walnut Grove. Consistent with Article 5.2 of the Association's By-Laws, Mr. Morgan is currently serving as Acting Treasurer until a new treasurer can be found among the Board members or any new board members. The Treasurer's Report is annexed to the Meeting Agenda, Attachment A.

1. **Dues Collection.** On the income side of our budget, Mr. Morgan discussed the status of dues collections. Currently, there are seventeen (17) homeowners who have failed to pay 2026 dues, so roughly 1 in 20 homeowners are in arrears. Mr. Morgan described the fact that under our covenants, the owners of a residence are liable to pay the annual assessment, but a few of these individuals are now in landlord-tenant relationships for their property, and where the tenants get notice of dues being owed that was complicating collections. There was a discussion on the best way to follow up with these homeowners to get their dues paid. Another problem with collections is that the residents may have changed but the owners haven't changed. This led to a discussion on how we could update more quickly the ownership records of the association through either the City Assessor's office or AccessDane. Mr. Delamarter said that he would check to see what could be done in this regard. Mr. Morgan mentioned the possibility of filing liens on these homeowners, but the consensus of the meeting was that given: (a) the \$10.00 late fee assessed against these owners, (b) the fact that the arrearage they owe for unpaid dues bears ten (10%) interest annually, which substantially exceeds the amount of interests their payment would be earning in the Association's CD's and accounts, and (d) the arrearage will be paid when the defaulting homeowners sell their property, the current rate and amount of deficiencies in payment are not a priority to address at this time.
2. **Expenses.** Expenses on a cash basis are slightly behind what was budgeted as Richardson lawn service is behind in billing the Association for mowing services. Mr. Morgan expects that a bill Richardson for about \$1000 will be received shortly. Mr. Morgan felt that with the expenses that were being incurred to take down trees that had fallen in storms. Might well mean that there's no money left at the end of the year for our schedule tree-trimming rotation with Arbor Services. In that event, we'll need to decide whether we should consider skipping tree-trimming this year or transfer funds from other accounts to continue it. He feels that the next board will want to consider a new contractor for this work. He was hoping to reduce saplings in the greenways using volunteer efforts, but we simply haven't had enough volunteers to do that work, so it may have to be contracted.

ACC Chair Report

Deb Stuart gave a very brief report on ACC approval of the installation of a metal roof on a residence on Walnut Grove Drive after hail damage to the prior shingle roof. Mr. Morgan asked whether he needed to put in an application for his new roof which was a similar shingle replacement after hail damage and Deb Stuart said he probably did not if the shingles were of similar composition and color. The ACC rule states:

“alteration or change to the existing elevations (such as changes in siding or other building materials, addition or elimination of doors and/or windows) must be reviewed and approved by the ACC prior to the commencement of any work.”

Block Captain Report

Mr. Delamarter gave a report on the efforts of the block captains to update names, addresses, phone numbers and email addresses for all the residence on their assigned blocks. Response from the block captains to the inquiries about updating telephone numbers and email addresses for residence on their blocks for the 2026 telephone directory have been moving slowly and he needs to follow up. There was a discussion about the best way to have the block captains verify this information and also determine new owners for the directory. Mr. Grimmer offered to help Mr. Delamarter solicit additional information from the block captains using his responses from Whitacre Rd. residences as an exemplar for how they might go about it. There are a couple of new block captains, Laurie Howard on Harwood Circle and Kim Grimmer of the east side of Whitacre Rd.

The discussion of updating the Directory led into a brief discussion later in the meeting on how best to solicit potential advertising for the directory, how much to charge for each size ad, and whether to have color ads as an option. None of these matters were decided and Mr. Grimmer proposed that we conduct a special video-conference meeting of the board in the near future to resolve them, and decide who will solicit advertisers, update our existing template for names, addresses, telephone numbers and email addresses and deal with the printer. He proposed the Mr. Morgan schedule this special meeting. There was a general consensus that while our goal was to have the Directory out by late summer, publication and distribution later in the year was probably more achievable.

New Business

1. Mr. Morgan said again that no **Greenway volunteer workdays** had been conducted so far this summer, and he hoped to get the Greenway workday

started up again this month and in September. He encouraged board members to participate as Greenway volunteers. He was also considering putting together a neighborhood blast email pointing out the problem of insufficient volunteer work in terms of maintaining the greenways and keeping our dues as low as possible.

2. Mr. Morgan led a discussion about the **board handbook** and how it needs to be completed so that issues such as who is responsible for what with respect to the neighborhood directory can get resolved in a clear fashion. Mr. Morgan's goal is to have the directory in a slimmed-down version that can go up on the website. He intends to work further on the board handbook and circulate it to board members for comments, and Mr. Swisher said he would be happy to review Mr. Morgan's effort and drafting to get this done.
3. Contract for removal of **Greenway C dead tree**. Mr. Morgan reported on the two bids he had gotten for removing the tree on Greenway C, one for \$1870 by the Alonso Company and \$2000 by Williams Tree service who does the kind of work regularly. The board voted unanimously to use Williams, but to require proof of insurance.

The next regular bi-monthly meeting was set for Monday, October 5 at 7 PM. by Microsoft TEAMS. Mr. Grimmer will shortly set up the TEAMS meeting and distribute a log-on link.

Mr. Grimmer moved to adjourn and it was seconded by Chris Delamarter. The motion passed unanimously.

Respectfully submitted,
Kim Grimmer, Secretary.

Walnut Grove Homes Association Board Meeting Agenda
August 3, 2026
Via Microsoft Teams

- I, Review and Approval of June 8 Board Meeting Minutes
- II. Committee Reports
 - a. President (Includes Greenways)
 - b. Treasurer
 - c. Architectural Control
 - d. Social
 - e. Other
- III. Old Business
 - a. Directory
 - b. Board Handbook
 - c. Remaining 2026 Dues Collections
- IV. New Business
 - a. Contract for Tree Damage in Greenway C (Action Item)
 - b. Greenway Volunteer Workdays – August, September
- V Adjournment

August 3, 2026 WGHA President's Report

Greenways Management. In July, the President contacted a homeowner on Winterset Circle regarding a swing that was attached to a tagged tree, possibly on a greenway, asking the family to remove the swing. The homeowner complied, but indicated that they had assumed the tree was on their property. While the matter of the swing has been addressed, the actual property line between the greenway and their property is unknown.

In July, the President was notified of a fallen tree limb in Greenway C, near the asphalt path near 13 Oxwood Circle. The President, along with Josh Champion and Claire Stump, the residents at 21 Oxwood Circle, spent a Sunday morning clearing the path. The President contacted several tree services, and received bids, which the Board should act on at its August 3, 2026 meeting.

In June and July, the President used WGHA's blower to remove debris from the asphalt path. This should be done at least once per month, and, in the fall, at least once every two weeks. To date, no application of moss control solution ("Wet and Forget") has been applied to any part of Greenway D.

In June, a fallen limb on Greenway B was removed by Williams Tree Maintenance Service at a cost of \$750.00 (tax included).

The mowing service for the greenways, provided by Richardson's Lawn Service, continues each Friday. Under the agreement WGHA has with the contractor, WGHA may skip up to one mowing per month, but pays for all other weekly mowings, at a rate of \$270 per mowing. One mowing was skipped in June and another in July.

In 2026, there have been no scheduled volunteer workdays. This matter is on the agenda for the August 3, 2026 WGHA Board meeting.

Treasurer's Report (See Attachments). A special thanks is due to Kim Grimmer, WGHA's Secretary, for reorganizing and simplifying the "Dues Tracker" file used by the previous Treasurer to record dues payments. The new spreadsheet will be first used for recording dues payments in Calendar Year 2027.

ACC report

An application for a new roof at 509 Walnut Grove Drive was approved.
No others items for the agenda.

Deb Stuart

WGHA Interim Treasurer's Report -- August 3, 2026

As of 7/27/2026

	May 30, 2026	July 27, 2026	Change	Code				
Liquid Assets								
WGHA Savings	\$4.00	\$4.00	\$0.00	0				
WGHA Checking	6,433.99	4,080.00	-2,353.99	40				
Business Money Market Plus	<u>12,536.54</u>	<u>13,109.93</u>	<u>573.39</u>	70				Change from 5/30
Subtotal	\$18,974.53	\$17,193.93	-\$1,780.60				Check	
							Revenue	\$2,409.31
							Expenditures	-\$3,857.42
Certificates of Deposit								
				<u>Maturity Date</u>	Rate	Code		
8-Month Certificate Special	\$21,813.91	\$21,951.95	\$138.04	8/30/2026	3.78	103	Net Change	-\$1,448.11
16-Month Certificate Special	20,888.77	21,026.20	137.43	05/07/27	3.93	105		
6-Month Certificate	21,366.74	21,432.07	65.33	11/21/2026	2.72	106	Net Transactions	-\$1,448.11
13-Month Certificate Special	15,449.53	15,556.10	106.57	9/12/2026	4.12	107		
8-Month Certificate	5,143.33	5,175.89	32.56	11/12/26	3.78	108	Difference	\$0.00
8-Month Certificate	8,013.79	8,066.52	52.73	12/15/2026	3.93	109		
6-Month Certificate	<u>25,007.46</u>	<u>25,121.28</u>	<u>113.82</u>	10/27/2026	2.72	110		
Subtotal	\$117,683.53	\$118,330.01	\$646.48					
Grand Total	\$136,658.06	\$135,523.94	-\$1,134.12					

2026 Budget

REVENUES	2026 Budgeted	Through 5/30/2026	Through 07/27/2026	Change	Remaining Amount	Remaining Percent
Dues Payments	\$54,300.00	\$50,923.24	\$52,996.67	\$2,073.43	\$1,303.33	2.40%
Interest Earnings	2,900.00	1,030.52	1,366.40	335.88	1,533.60	52.88%
Directory Sponsors (Advertising)	<u>1,300.00</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,300.00</u>	<u>100.00%</u>
Total Revenues	\$58,500.00	\$51,953.76	\$54,363.07	\$2,409.31	\$4,136.93	7.07%

EXPENSES		Expenditures through 05/30/26	Expenditures 06-01- through July 27	Total Expenditures thru July 27	Amount Remaining
Greenways	Service Provider	2026 Budget	05/30/26	July 27	thru July 27
Water and Sewer	City of Madison	\$7,800.00	\$3,284.55	\$1,307.46	\$4,592.01
Electricity -- Greenways	Madison Gas and I	2,100.00	863.06	170.92	1,033.98
Greenways Mowing	Richardson Lawn S	6,300.00	0.00	0	6,300.00
Weed Control and Fertilizer	Keyman Lawn, Tre	1,900.00	0.00	0	1,900.00
Woodland Management	Arbor Systems/Ank	10,800.00	6,857.50	2,269.20	9,126.70
Pathway Maintenance (Patching, Moss Control)	WGHA	100.00	0.00	0	100.00
Lamp Post Maintenance	Beeline Electric	750.00	0.00	0	750.00
Circle Maintenance Grants (\$50 Maximum per (WGHA		200.00	50.00	50.00	100.00
Circle Projects (\$500 Maximum per Circle)	WGHA	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>
Subtotal - Greenways		\$29,950.00	\$11,055.11	\$3,797.58	\$14,852.69
WGHA Operations					
2026 Directory		\$1,300.00	\$0.00	\$0.00	\$1,300.00
Liability Insurance		1,655.00	1,655.00	0.00	1,655.00
Dues Collections and Mailings		0.00	0.00	0.00	0.00
Newsletters and Notices		200.00	0.00	0.00	200.00
Legal Fees		2,000.00	0.00	0.00	2,000.00
Miscellaneous Supplies (P.O. Box, Paper, Postage)		300.00	302.12	0.00	302.12
Social Events		500.00	149.62	0.00	149.62
WGHA Website		300.00	65.76	59.84	125.60
Taxes and Fees		<u>400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Subtotal - Operations		\$6,655.00	\$2,172.50	\$59.84	\$2,232.34
Legacy Contribution		\$15,000.00	\$0.00	\$0.00	\$0.00
Total Expenses		\$51,605.00	\$13,227.61	\$3,857.42	\$17,085.03
					\$34,519.97