Walnut Grove Homes Association
Board of Directors Meeting
October 5, 2026
(Via Microsoft Teams)

Charlie Morgan called the meeting to order at 7:04 p.m. Present, in addition to Mr. Morgan, were the following Board members:

Bill Swisher, Vice President
Chris Delamarter, Block Captain Chair
Kim Grimmer, Secretary
Paige Hawkins, Social Chair
Tim Goode and Miguel Bravo joined the meeting in progress

The **minutes of the August 2026 board meeting** were unanimously approved after a motion by Chris Delamarter, seconded by Bill Swisher.

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.) Most items relate to **Greenway Management Issues.**

1. Tree in Greenway C needed to come down**.** Mr. Morgan accepted a bid from Williams Tree Service for $2,000 to take it down. In the removal effort a pathway light was damaged. The cost of having the lamppost replaced by Beeline Electric was $653, which Williams accepted as an offset on their contract.
2. In August we discussed taking a tree down on Greenway D. The tree is closest to 402 Walnut Grove Drive. We have a long-standing contract for tree maintenance with Arbor Services and we asked them to evaluate the tree to see if could be saved at a cost of $369.25. The decision was made after the evaluation to have the tree removed. Arbor's estimate for taking the entire tree down was over $4,000. (Mr. Morgan later reported by email that he had secured two additional bids for removing the tree. Alonzo Landscaping, a bonded contractor, bid $2,939.90, compared with Arbor Services' bid of $4,088.13. A third bid was received from Great Oaks for $3,250, and Mr. Morgan plans to accept the Alonzo bid. The work will be done shortly after October 15. (Pursuant to a City of Madison rule on when trees can be removed in neighborhoods like Walnut Grove.)
3. A tree on the Greenway next to Southwick Circle had a large limb beginning to come down onto the greenway, the limb remained partially attached. We got a bid of over $1,000 for removing that branch and doing additional pruning of the tree. During a Greenways volunteer workday on October 3, focused on Greenway A, Mr. Goode brought a chainsaw and the partially attached limb was cut off, cut up, and disposed of. That tree may be pruned in the fall, although Mr. Morgan said that the

depletion of our Woodland's budget to-date may lead to us forgoing pruning of trees until 2027.

4. Lawns on the Greenways. We have been using Keyman Lawn Service for years on weed and fertilizer treatment. Richardson Lawn Service does the mowing of the Greenways, and they asked us to accept a fuel surcharge of $81 per month this summer due to the rapid spike in fuel costs, and Mr. Morgan approved this as the acting Greenway Chair. So far we have made three of those payments. Richardson has left the mowing cost steady for several years. Our contract with Richardson requires a payment of $270 per mowing and the Association can cancel one cutting per month in dry weather conditions under the contract. The Association skipped one cutting in both June and July.
5. Volunteer workdays this fall. There was a small turnout in August. The October 3 workday turnout was much more successful. A dying lilac tree was taken down and Ralph Richardson of Colony Drive made a generous offer to donate $100 towards a replacement tree in 2027.
6. Board Job Descriptions. Mr. Morgan said he appreciated comments he received on the Board Job Description document he intends to post on the website so homeowners know what might be entailed if they go on the board and are asked to assume a particular office or chair.

Treasurer's Report.

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 attached to the Meeting Agenda as Attachment A.

1. Dues Collection. On the income side of our budget, Mr. Morgan said there has been no significant collection of dues since August.
2. Certificates of Deposit at Summit Credit Union. Reserved funds for future repairs around the pathways of the greenways are spread out over seven separate certificates of deposits at Summit of varying renewal dates for flexibility in addressing unexpected expenses. Currently we have $128,240.09 in these CD's. Mr. Morgan removed $7282.05 from cash accounts and a portion of one CD to offset unexpected expenses in the Woodland Management Expense line item in the budget. We have liquid checking account and savings account assets of some $14,870.00
3. Expenses. We still have tree maintenance bills and lawn-mowing bills to pay. **We substantially under-budgeted for tree maintenance** because in constructing the 2026 budget we were not aware that we had a bill for tree maintenance done in 2025 for $6,857.50. Mr. Morgan said he would try to get all 2026 expenses of the association invoiced and paid in 2026.
4. Reallocating money from budget items. Mr. Morgan deferred this discussion until the new business section of the meeting.

ACC Chair Report

Deb Stuart reported through Mr. Morgan that no applications for ACC approval had been received since our August meeting.

Social Chair Report

No further social events are planned in 2026. Paige Hawkins said that she felt that we should plan a third social event in 2027. Her thought was a fall event for adults only.

Old Business

Telephone Directory. Chris Delamarter reported that there have been problems with a few block captains updating telephone numbers and email addresses for all their assigned residences. There are still sections of the neighborhood with no block captains currently serving. There was discussion about having the directory printed and distributed based on the information we have currently gathered, even if incomplete. Part of the problem is the earlier intention to issue the telephone directory this fall. Mr. Grimmer said he felt that we needed to resolve the block captains' situation before we finalize the directory so we are certain we have as complete as possible a collection of listings of phone numbers and emails addresses. Mr. Delamarter made a motion that the work on the directory be put into suspense for now and that we shoot to complete the directory next spring, if after further discussion we determine that we still want to have a new directory. Mr. Grimmer seconded the motion. The motion passed unanimously. There was discussion of recovering the past directory in its current format to avoid having to retype and reformat. Mr. Morgan will look in the Google Drive to try to find the past document. We will contact Liz Fenster to see what she knows about the location of the past document.

Board Handbook.

Mr. Morgan thanked everyone who reviewed and offered comments on the proposed Board Handbook he drafted with descriptions of the roles of the officers and directors and committee chairs. He wants to get it up on the website so that potential candidates for the board know what tasks directors' jobs entail. Mr. Grimmer moved that the board approve Mr. Morgan's current draft of the Board Handbook. Mr. Delamarter seconded the motion. The motion passed unanimously.

New Business

2027 Board vacancies

Mr. Morgan feels that it is good to have competitive elections for Board positions. He wants to try to drum up more interest among the homeowners in running for the 2027 Board.

Reallocation of monies from one line item in the Homeowners' approved 2026 budget to another to address a shortfall in the line item for Woodlands' Management/Tree Maintenance.

Mr. Morgan wants to reallocate monies from one line item in the budget to another line item (e.g., money from the legal fees, which we are not likely to spend this year, to the Woodland Management line item, due to how many trees and branches needed to be taken down this year and the discovery of the 2025 woodland management expenses that had not been paid in 2025 and not considered in setting the 2026 budget. A question was raised as to the Board's power to do a reallocation. Mr. Grimmer was almost certain the Board has that authority but offered to promptly research the issue under the Amended Covenants and By-law. (He sent an email supporting that authority later the night of the meeting.) Mr. Morgan invited a motion authorizing him to prepare a proposal for the Board on how to reallocate funds to cover the increased expense for Woodlands Management. Bill Swisher made a motion approving Mr. Morgan's creating a plan for reallocation which motion was seconded by Paige Hawkins. The motion passed unanimously.

Mr. Delamarter made a motion to adjourn the meeting at 8:05 p.m, seconded by Tim Goode. The motion passed unanimously.

December 2026 Board Meeting

Shortly after the meeting concluded, Mr. Morgan circulated an email proposing December 7 at 7:00 p.m. for the next meeting of the Board. He asked for indications of conflicts before this date was firmly set. In the same email, he also reported that he planned to accept a bid for the removal of the dying tree along Walnut Grove Drive from Alonzo Landscaping for $2939.90, some $300.00 less than the next lowest bid, and $1150.00 less than the third bid he solicited.

Respectfully submitted,
Kim Grimmer, Secretary.