

Walnut Grove Homes Association Board Meeting Agenda

October 5, 2026, 7:00 pm

Via Microsoft Teams

- I. Review and Approval of August 4, 2026 Meeting Minutes
- II. Committee Reports
 - a. President (Includes Greenways)
 - b. Treasurer
 - c. Architectural Control
 - d. Others
- III. Old Business
 - a. Directory
 - b. Board Member Job Descriptions
- IV. New Business
 - a. 2027 Potential Board Vacancies
 - b. Budget Reallocations to Support Woodland Management
- V. Adjournment

President's Report

October 5, 2026 WGHA Board of Directors Meeting

Greenways Management.

Greenway Trees. In August, WGHA contracted with Williams Tree Service to remove a damaged tree in Greenway C, at a bid price of \$2,000. During the work, Williams accidentally damaged a light post (#28) near the tree. Beeline Electric, Inc. repaired the damaged light post, at a cost of \$653, which was subtracted from the payment to Williams Tree Service.

In August, a resident on Walnut Grove Drive notified WGHA that a diseased tree on Greenway D could lose a limb, and damage the residence, based on information from the resident received from their tree service. WGHA contracted with Arbor Systems to evaluate the tree, at a cost of \$369.25. Based on its analysis, Arbor recommended that the tree be removed. Arbor indicated that Madison ordinances prevent it from removing the tree prior to October 15. Arbor offered to remove the tree for \$4,088.13. The President has scheduled another tree service to review the project on October 3, and submit a bid to remove the tree.

In September, a resident on Southwick Circle notified WGHA that a limb had fallen from a tree on Greenway A but remains attached to the tree. The resident's tree service offered to remove the limb and prune the tree, as part of its work on the resident's private property, at a cost of \$1,180. The limb removal may be accomplished by volunteers for a work day scheduled for Saturday, October 5. If not, WGHA will need to contract for this work.

Mowing, Fertilizing, and Weed Control. Richardson Lawn Service continues to mow the greenway grass each Friday, except one week per month to reduce mowing costs, as permitted under an agreement WGHA has with the contractor. In 3026, Richardson has added a surcharge of \$81 per month to offset fuel cost increases. Mowing will continue through mid October. WGHA has contracted with Richardson to perform one leaf clean up, which will likely be in early November.

On August 14, Keyman Lawn Tree and Pest Service applied an organic-based granular fertilizer designed to gradually feed the lawn while enhancing soil health and microbial activity. Keymen also applied liquid broadleaf control in spots to target actively growing weeds.

Volunteer Work. WGHA promoted one greenway work day on Greenway D, on Sunday morning, August 16, The small group of volunteers was able to remove some weeds and apply moss treatment to the asphalt path.

In late September, the President picked up native plants provided at no cost by the Madison Parks and Recreation Department to plant near the Walnut Grove sign in Walnut Grove Park, near Southwick Circle. Former Board Member Hayden McCann, a Master Gardner, ordered the plants. Ms. McCann plans to add the plants near the sign in early October.,

A second Greenways Volunteer Day is planned for Saturday morning, October 3.

WGHA Board Job Descriptions

The President completed a draft of WGHA Board member job descriptions and distributed it to all Board members for comment and suggestions. The intent of the document is to provide guidance to current and future Board members regarding their activities and responsibilities. Once finalized, the document will be added to the Board's website.

WGHA Interim Treasurer's Report -- October 5, 2026
As of 9/30/2026

				Sept 30 Change from July 27 Change	Code		
	May 30, 2026	July 27, 2026	Sept. 30, 2026				
Liquid Assets							
WGHA Savings	\$4.00	\$4.00	\$0.00	-\$4.00	0		
WGHA Checking	6,433.99	4,080.00	14,531.53	10,451.53	40		
Business Money Market Plus	<u>12,536.54</u>	<u>13,109.93</u>	<u>338.72</u>	<u>-12,771.21</u>	70		
Subtotal	\$18,974.53	\$17,193.93	\$14,870.25	-\$2,323.68		As of Sept. 30, 2026	\$128,241.09
						Chg. in Summit Accounts (	- \$7,282.85
Certificates of Deposit							
					Code	<u>Maturity Date</u>	Rate
8-Month Certificate Special	\$21,813.91	\$21,951.95	\$22,092.16	\$140.21	103	8/30/2026	3.78
16-Month Certificate Special	20,888.77	21,026.20	21,166.81	140.61	105	05/07/27	3.93
6-Month Certificate	21,366.74	21,432.07	21,531.22	99.15	106	11/21/2026	2.72
13-Month Certificate Special	15,449.53	15,556.10	10,013.50	-5,542.60	107	1/21/2028	4.41
8-Month Certificate	5,143.33	5,175.89	5,209.19	33.30	108	11/12/26	3.78
8-Month Certificate	8,013.79	8,066.52	8,120.47	53.95	109	12/15/2026	3.93
6-Month Certificate	<u>25,007.46</u>	<u>25,121.28</u>	<u>25,237.49</u>	<u>116.21</u>	110	10/27/2026	2.72
Subtotal	\$117,683.53	\$118,330.01	\$113,370.84	-\$4,959.17			
Grand Total -- All Summit Accounts	\$136,658.06	\$135,523.94	\$128,241.09	- \$7,282.85			
						Difference	\$0.00

2026 Budget

REVENUES	2026 <u>Budgeted</u>	Through <u>5/30/2026</u>	Through <u>07/27/2026</u>	Through <u>09/30/2026</u>	Change from 07/27/2026	Remaining <u>Amount</u>	Remaining <u>Percent</u>
Dues Payments	\$54,300.00	\$50,923.24	\$52,996.67	\$52,996.67	\$0.00	\$1,303.33	2.40%
Interest Earnings	2,900.00	1,030.52	1,366.40	2,100.73	734.33	799.27	27.56%
Directory Sponsors (Advertising)	<u>1,300.00</u>	<u>0</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	\$55,097.40	\$734.33	\$4,136.93	7.07%

EXPENSES

		Expenditures through 06-01- <u>2026 Budget</u>	Expenditures through 06-01- <u>05/30/26</u>	Expenditures through 06-01- <u>July 27</u>	Total Expenditures <u>thru July 27</u>	Total Expenditures <u>thru Sept 30</u>	Amount <u>Remaining</u>
Greenways	Service Provider						
Water and Sewer	City of Madison	\$7,800.00	\$3,284.55	\$1,307.46	\$4,592.01	\$5,899.47	\$1,900.53
Electricity -- Greenways	Madison Gas and Electric	2,100.00	863.06	170.92	1,033.98	1,486.35	613.65
Greenways Mowing	Richardson Lawn Service	6,300.00	0.00	0	0.00	3,564.00	2,736.00
Weed Control and Fertilizer	Keyman Lawn, Tree and Pest	1,900.00	0.00	0	0.00	0.00	1,900.00
Woodland Management	Arbor Sys./Anderson Tree Svc.	10,800.00	6,857.50	2,269.20	9,126.70	11,495.95	-695.95
Pathway Maint. (Patching, Moss Control)	WGHA	100.00	0.00	0	0.00	0.00	100.00
Lamp Post Maintenance	Beeline Electric	750.00	0.00	0	0.00	0.00	750.00
Circle Maint. Grants (\$50 Max/Circle)	WGHA	200.00	50.00	50.00	100.00	0.00	200.00
Circle Projects (\$500 Max/Circle)	WGHA	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Subtotal - Greenways		\$29,950.00	\$11,055.11	\$3,797.58	\$14,852.69	\$22,445.77	\$7,504.23

WGHA Operations

2026 Directory	\$1,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.00
Liability Insurance	1,655.00	1,655.00	0.00	1,655.00	1,655.00	0.00

Dues Collections and Mailings	0.00	0.00	0.00	0.00	0	0.00
Newsletters and Notices	200.00	0.00	0.00	0.00	0	200.00
Legal Fees	2,000.00	0.00	0.00	0.00	0	2,000.00
Misc. (P.O. Box, Paper, Postage)	300.00	302.12	0.00	302.12	327.08	-27.08
Social Events	500.00	149.62	0.00	149.62	149.62	350.38
WGHA Website	300.00	65.76	59.84	125.60	458.44	-158.44
Taxes and Fees	<u>400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66.3</u>	<u>333.70</u>
Subtotal - Operations	\$6,655.00	\$2,172.50	\$59.84	\$2,232.34	\$2,656.44	\$3,998.56
Legacy Contribution	\$15,000.00	\$0.00	\$0.00	\$0.00	0	\$15,000.00
Total Expenses	\$51,605.00	\$13,227.61	\$3,857.42	\$17,085.03	\$25,102.21	\$26,502.79

\$8,017.18