

MINUTES

Walnut Grove Homes Association
September 13, 2015, 4:00pm, Lewandowski Home, Madison WI

Present: Eric Lewandowski, Kathy McComb, Kathy Raab, Gabe Anibas, Tina Hogle, Denise Clearwood, Karen Kollath, Kelly Chambers, Mark Schmitt, Derek Pavelec (guest)

The meeting was called to order at 4:06pm and quorum was established.

Motion to approve the June 14, 2015 minutes, was made, seconded and unanimously approved. Kathy will submit for posting on the website.

COMMITTEE REPORTS:

President's Report:

- Area Safety and Security: Eric has talked with Ald. Skidmore and residents and reports a quiet summer save for suspicious people on Farmington Way and several bike thefts. General safety tips will be included in future newsletters.
- Proposed 7933 Tree Lane Development Project Update: Eric has talked with CDA director after hearing that this project was revived. The director confirmed that the project is moving forward for 40-46 units set aside for chronically homeless residents. The proposal to WHEDA has been revised and is again being reviewed. An initial public hearing will take place on 9/17 and Eric will attend.
- WGHA Party of Interest in Lawsuit: Eric informed the board of WGHA being served notice regarding 606 Walnut Grove Dr. Atty. Tom Voss reviewed the information and has advised that we take no further action and allow the foreclosure to happen. WGHA will write off the \$70 lien as a bad debt. Motion to reclassify \$250 from Circle Renovations to Misc. (Attorney Fees) was made, seconded and approved unanimously.

Treasurer's Report: Karen provided financials through 6/30/15. Electric utilities are higher than budgeted. Karen will contact MG&E for more information. Motion to reclassify \$750 from Circle Renovation to Utilities was made, seconded and unanimously approved. Motion to reclassify an additional \$500 from Circle Renovations to Attorney Fees for ACC was made, seconded and unanimously approved. Motion to accept the 6/30/15 financials was made, seconded and unanimously approved.

Greenways: Gabe reported that work continues with a small group of volunteers on the greenway workdays. Kathy McComb's son has also worked on downed trees and pruning on Greenway B. Another light has been damaged, but Gabe is repairing with warranty parts. The board discussed repairs to the pathways and decided to try crack filler and sealants before considering repaving.

Communications: Tina is preparing a newsletter for September. The board reviewed the communications survey and directory information. Tina and Kathy Raab will work on a database for the directory with a goal of printing by the annual meeting. Ads will be sold to cover costs.

Block Captains: Kelly reported that about half of the block captains showed up for the summer cookout. Three new block captains have joined: Val Mau, Jen Braico and Dave Miller. Kelly is working to revise the welcome packet for new residents. Kelly, Tina and Karen will work to ensure everyone who needs new homeowner information is receiving in a timely manner.

Social: Kathy McComb reported about 45 people attended that afternoon's tailgate party. The next event will be the 10/7 bonfire, coordinated by Dave Lyons.

OLD BUSINESS;

ACC: Derek and Denise updated the board on the committee's progress on the covenant revisions. The committee originally thought a change of the original bylaws was the best route, but after discussions with an attorney realized that changing any of the original covenants would require 50% approval of homeowners AND any company who holds a mortgage on those homes. After much discussion and a thorough review of the covenants, the committee determined that WGHA homeowners really just need education and awareness of the existing covenants. The committee reviewed information and determined that the board has authority to enforce the covenants. They have prepared a draft 5 page summary with references to the original covenants to be reviewed by the attorney and then provided, by postal mail, to all homeowners. There are 9 covenants that govern, 7 of which affect homeowners (2 are condo covenants). The committee will inform homeowners of the ACC process, submission requirements and enforcement policies. The board will review the formal grievance process, and post on the website, in case a homeowner wishes to appeal a decision of the committee. The previously announced 10/25 meeting to review proposed changes will be canceled since no changes are being made, just clarifications. Eric thanked the committee for their work and dedication on this project.

NEW BUSINESS: None

Adjourned by unanimous vote at 6:20pm

Next meeting: Sunday, October 25 at 4pm at Kathy Raab's house – 22 Springwood Circle

Submitted by Kathy Raab, Secretary