

Walnut Grove Homes Association Annual Meeting – January 26 2014  
Draft for Approval at the 2015 Annual Meeting

President Eric Lewandowski called the meeting to order and a quorum was established. The minutes of the 2013 annual meeting were reviewed and there were no questions, comments or additions noted.

Thanks giving to Starks Realty and Katherine Bidwell, employee of Stark and Walnut Grove neighbor, who sponsored our meeting. Also thanks given to special guest City Alder Paul Skidmore, city traffic rep Dave Mayer, and Jeff Olson of Arbor Systems of Madison. Current board of directors introduced and thanks given for their service. There is an open position on the board as Mary Nellis, long time board member and secretary has elected to step down. Kathy Rabb expressed an interest in re-joining the board and her nomination was so ordered and approved. Much thanks to Mary and her years of service.

Committee Chair review:

**Greenways:** Gabe Anibas, our greenway chair was not able to attend annual meeting but Eric spoke on his behalf. Gabe successfully bid out the greenway light fixtures for repair and replacement and 36 lights were or will be upgraded with updated electrical system throughout the area. Most lights should be done by April. This was a huge task that required less funds than original estimated and Gabe did a great job.

Second issue throughout the Greenways is the arbor and landscape maintenance. Gabe contracted with Jeff Olson, Arbor System of Madison, to walk the greenways and assess our maintenance needs. Arbor System was able to remove dead trees, raise the level of hanging trees and remove smaller invasive trees in the greenway. He also assesses the large Oak trees in the Greenways to determine which need trimming for the spring. He also did a walk through and assessment of the Ash tree's potential for Emerald Ash Bore infection. This infection of Ash trees hit Dane County 2 years ago and it will spread throughout the city. The Larva does die with temperatures below zero, which we have had this winter and may slow the spread but it will spread and maintenance of the Ash tree requires some planning. The city of Madison has already started developing a plan, which includes cutting down weak trees, cutting down smaller trees and injecting healthy trees to fight off the larva. Mr. Olson would like to propose a similar plan for Walnut Grove green space. It is predicted we have 45-50 ash trees that will require being cut or treated. There was a suggestion that our neighborhood members could "Adopt a Tree". Any trees healthy and worthy of treatment could be adopted by a neighborhood member who would pay for and make sure treatment is provided to the Ash tree. He also discussed the rampant invasive species throughout our greenways, including buckthorn, garlic mustard, and the need to be removed and treated.

Anyone wanting to join the Greenway subcommittee to review and discuss maintaining our greenways please contact Kathy McComb or Eric to join.

### **Architectural Control Committee**

Denise Clearwood,, the chair of the ACC discussed the need to review our neighborhood Architectural Guidelines and covenants, which were first developed in 1972. The city approves things that are in conflict with our covenants. We will be sending out neighborhood surveys similar to the dog park to get a feel for neighborhoods views on many issues. We also hope to have several neighborhood social gatherings to discuss the issues. One of the more common issues that arise is the request for fences. Our covenants make a strong statement that fences are to be discouraged and the focus on our neighborhood development was to be open green space, however this has been an issue that has created conflict. To start the discussion about this singular issue please go to You Tube and search Walnut Grove Fences and see a video of all the fences currently in our neighborhood. Denise is looking for several members of our neighborhood to join her on the ACC committee. Please contact her at Denise at [pineclear@charter.net](mailto:pineclear@charter.net)

### **Communication**

Mary Kay Battaglia will be reducing the newsletter to one page with only neighborhood news. Mary Kay is seeking a replacement to write the newsletter and cover other communication issues. Anyone interested please contact her at [marybattaglia@tds.net](mailto:marybattaglia@tds.net)

### **Block Captains**

Eileen Goode, says we are in need of two block captains to cover sections of the neighborhood to provide information to the neighbors. Neighbors can receive news via list-serve as well as through block captains who should be emailing important information onto their area.

### **Social**

Kathy McComb, Social Chair, has done an amazing job providing multiple opportunities for our neighbors to gather and socialize. These social gatherings included a gathering at Dahmen's Pizzeria, 4<sup>th</sup> of July Parade, Tailgate Packer Party, Bomb fire, Bowling and Schwegglers. Each event included 35 – 100 neighbors and were considered successful gatherings. Kathy is always seeking new ideas so if you have one to share please contact Kathy at [kammcomb@tds.net](mailto:kammcomb@tds.net).

### **Budget**

Tom Wall, treasure, presented the proposed budget for 2014. We have been conservative about our spending the last couple of years. With the updates to our lights, and the maintenance needed to our greenways this summer there is a request to increase our dues for 2014 to \$70. This is below the maximum of \$75 allowed but a \$5 increase from last year. The increase allocation was seconded and approved. See attached Budget.

### **President Annual Report – Eric Lewandowski**

Major issues of our neighborhood include Greenway improvements including the lights and arbor maintenance, process improvements of the board as well as budget 201413022014.pdf obtaining board of director insurance, and resolution of IRS issues left over from years of not filing. Eric was happy to report that after much frustration in communication with the IRS, we received a letter informing us that our neighborhood association is in compliance with the Feds, State and City. Eric has had several meetings with local law enforcement officers for our area, and there is not a documented increase of crime in our neighborhood. There is a seasonal upswing at the end of summer that is common in our neighborhood. They suggest we continue to be diligent in locking doors, shutting garages and keeping valuables out of site if in cars. The dog park was approved by the city on May 8<sup>th</sup> and some small steps have been started in the area of the park. The Walnut Grove Board sent a letter to the Park and City officers in charge of the park and asked for enhancements to the park to best protect our neighbors most effected by the dog park but we have not received any feedback. One of the issues Eric worked on this year was looking for bids to add board of director insurance. This was an issue that prevented some from joining our board and hopefully this issue is resolved.

### **Alderman Skidmore**

City budget has been passed. Focus on maintaining services at the same level. There are many new developments and businesses opening in Madison, which is a good thing. The aldermen are looking into zoning codes, organic recycling, improved sewer techniques for street gutters, and new options for homelessness. There is a small uptick across the city crime mostly related to drugs and gangs. Heroine has become an issue with 3 OD admissions a day at local hospitals. A new police station is being planned on Mineral Point Road, and two new fire stations are being built this year. 911 center continues to have issues and needs improvements. The overpass at Mineral Point and Junction Road construction should be done by the end of summer.

### **Dave Dryer, City Traffic and Engineers office**

Some concerns about the traffic and speed on Colony have been presented to the city. The options to reduce speed include speed bumps, circles, and dividers. Dave cautioned that traffic is like water, when you slow it down in one spot it diverts and goes to another location. From prior to light being placed at Old Sauk and Westfield the traffic on Westfield was about 3000 cars a day and Colony was 200- 500 a day. Our neighborhood needs to initiate a survey that confirms there is interest in adding speed bumps to Colony before city would start to investigate.

Gammon between Tree lane and Old Sauk has also presented many complaints. There is a suggestion to make that section of the road 2 lanes with one turning lane. It is currently very small 4 lanes and turning is difficult. It is very unlikely an expansion of that area would occur due to cost. However, all these issues are a problem due to the buses, schools and volume of traffic in that area. There is a NEW speed limit of 30 on Gammon down from 35 please be aware and slow down.

budget 201413022014.

<b>Walnut Grove Homes Association</b>			
<b>2013 Actual/2014 Budget</b>			
		<b>2013</b>	<b>2014</b>
		<b>Actual</b>	<b>Budget</b>
BEGINNING CASH BALANCE		31,953.59	25,554.71
<b>INCOME</b>			
Membership dues current year		19,330.00	21,140.00 @ \$70/\$35
Membership dues prior years		525.00	-
Interest income		43.37	40.00
Other income		-	-
<b>Total Income</b>		<b>19,898.37</b>	<b>21,180.00</b>
<b>EXPENSES</b>			
Insurance		983.00	2,000.00
Electric utilities		1,942.61	1,400.00
Water & sewer		836.70	870.00
Bank charges		41.65	20.00
Block captains		683.64	650.00
Circles reimbursement		87.25	120.00
Circle Renovation Projects		482.54	1,500.00
Greenways			
Electrical work		6,561.54	1,000.00
Maintenance		10,022.90	12,000.00
Miscellaneous		386.53	400.00
Newsletter/publications		75.33	100.00
Postal		544.93	575.00
Annual meeting		665.88	550.00
Community donations		200.00	200.00
Website		167.10	175.00
Social		2,615.65	2,700.00
<b>Total Expenses</b>		<b>26,297.25</b>	<b>24,260.00</b>
<b>Net inflows (outflows)</b>		<b>(6,398.88)</b>	<b>(3,080.00)</b>
ENDING CASH BALANCE		25,554.71	22,474.71
<b>Cash Summary</b>			
		12/31/2013	12/31/2012
M&I checking		1,408.87	1,811.19
M&I savings		4,145.84	10,142.40
M&I CD due 1/13/13			10,000.00
M&I CD due 4/7/13			10,000.00
M&I CD due 1/13/14		10,000.00	-
M&I CD due 1/7/14		10,000.00	-
		25,554.71	31,953.59
M&I Park Fund		2,815.74	2,814.45