

## MINUTES

Walnut Grove Homes Association  
October 25, 2015, 4:00pm, Raab Home, Madison WI

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

The meeting was called to order at 4:10 pm and quorum was established.

Motion to approve the September 13, 2015 minutes, with corrections, was made, seconded and unanimously approved. Kathy will submit for posting on the website.

EMERGENCY MEETING: On October 22, 2015 by email discussion and vote, the board unanimously approved the following action:

Gabe Anibas is authorized to have Arbor Systems take down an oak tree (between Howard's and Battaglia's), based on the price and terms negotiated. Payment will be deferred to 2016 fiscal year.

### COMMITTEE REPORTS:

ACC: Denise updated the board on the committee's progress on the covenant revisions. The attorney reviewed and approved the revisions. A copy of the new covenants with links to more information, will be provided in the upcoming directory. A copy will also be available on the website, with live links.

Directory: Tina is compiling information for the directory and will combine the revised information with our existing database to form a new, more comprehensive databank of our members. Kathy and Tina will coordinate. The board approved a \$200 upgrade to the electronic software program that will allow us to manipulate the information we receive. The cost will be covered by ad revenue in the upcoming directory. Board discussed concerns from some block captains that homeowners may not want to be included in the printed directory. After much discussion, the board agreed to provide only names and addresses for any homeowners that do not respond to our request for information. Tina will do one final email push for updates. In the future, once data is received, Kathy R. will update the association database. Karen and Kathy M. will also be alert to potential sales and new homeowners for the board.

Treasurer's Report: Karen researched MG&E charges that have almost tripled on our utility bills. Kathy R. will do additional research to see if those can be reduced. During budget discussions, Kathy M. reported a slight overage on the social budget and would like to restructure some of the social budgeting/accounting in the future (tabled to future meeting). Board reviewed financials through 9/30/15. A motion to approve the 9/30/15 financials was made, seconded and unanimously approved.

A lengthy discussion ensued regarding a homeowner's request for reimbursement for past social events (pre-2012). The homeowners have no receipts and the board stands by its past agreement to offer the homeowners \$400 as full and final payment. Motion to create check for \$400 as payment in full for out of pocket expenses for past social events. Homeowners be notified that the payment offer is valid through December 31, 2015. Motion made, seconded and unanimously approved.

These homeowners also owe several years of association dues. After much discussion, the a motion was made, seconded and unanimously approved to notify these homeowners that we extend an offer to bring their account current by December 31, 2015. After that time, the board will enforce their existing policy of late fees, finance charges and potential liens on the property.

The board further approved (motion made, seconded and unanimously approved) notifying all homeowners with outstanding dues the opportunity to bring their accounts current by paying dues and any late fees they have received by December 31, 2015. After that time, the board will enforce its existing policy of adding finance charges, late fees and the possibility of lien waivers moving forward. Any homeowner may contact the Treasurer to work out a payment plan if needed.

The board realizes its need to review its policy on expense reimbursement (tabled to future meeting).

Greenways: Gabe reported the hazard work behind the Howards should be taken care of this week. The contractor has completed their last scheduled work on Greenways B and D and Stonecrest Circle. More panes of glass have been broken on Greenway C, so neighbors have been alerted to watch for potential reasons (weather, vandalism, etc.)

Public Meeting: Eric informed everyone of the public meeting on Tuesday regarding the Tree Lane Housing Project.

**All other agenda items tabled to November meeting.**

NEW BUSINESS: None

Adjourned by unanimous vote at 6:40pm

Next meeting: Sunday, November 22 at 4pm at Lewandowski's house

Submitted by Kathy Raab, Secretary