

Walnut Ridge Homeowners Association

Board Meeting Agenda

Thursday, July 12, 2012

Target Store

168th and Maple – 6:30 PM

6:30 PM Call Meeting to Order

Attending: Steve Mobley, Vicky McCann, Mary Aldinger, Nicole DePrez, Jon Burton, Tim Kahrstom, Bruce Kuch, Keith Neth

6:31 PM Move to approve agenda

By: Tim

Second: Mary

6:32 PM Reading and Approval of Previous Meetings' Minutes – Annual Meeting and June Meeting

6:34 PM Move to approve minutes

By: Mary

Second: Nicole

6:35 PM Officer Reports

President

Election of Officers

Nominations: President – Jon Burton
Steve Mobley

Vice –Pres. - Bruce Kuch

Secretary- Jon Burton
Steve Mobley

Vote for officers – Results: President: Steve Mobley, Vice President: Bruce Kuch, Secretary: Jon Burton.

*** Discuss position description change for Secretary to include “Director of Communications” – all forms- including old website, Facebook, Nextdoor.com and additions to PJ Morgan website for Walnut Ridge. Will receive directions from Officers, committee chairpersons and act as liaison with PJ Morgan representative as to updates/changes/mailings etc.

Discussion: Clarified officer responsibilities. Nicole Deprez resigned from HOA.

7:00 PM Vice – President – report TBD

Discussion:

Committee Reports

7:05 PM Architectural and Landscaping

Bruce Kuch

Fence repair at 16127 Manderson?

Park mulch project?

Weeding and maintenance of entrances needed.

Discussion: Pending discussion with city/county over fence repair.

Mulching of wooded trails by Boy Scouts: tabled for now. This was a possible Eagle Scout project and contact has yet to follow up.

Dead tree in park pending fall removal by city.

Dead tree at 156th St. entry needs removed. HOA responsibility.

Discussion about removing dead debris from woods.

7:10 PM Safety

Corey Wilkinson – new or old issues? Flashers on Stop signs moved out of alignment.

**Discussion: Pending refastening of flashers on stop signs.
Speed control on Sprague East of Bruce Kuch's house still a concern.
Bruce to pursue.**

7:15 PM Events

Angie Size – Events and Dates/postcards ideas to Hannah regarding Picnic to be forthcoming
Planning Committee meeting met on the 11th – progress/reports/plans

Discussion: Discussed possible donations for picnic giveaways/All is planned for the picnic.

7:20 PM Treasurer's Report

Hannah Seitner – PJ Morgan Real Estate

- Financials
- Covenants expiration campaign - update
- Storage locker refund?

Discussion: Hannah was sick.

7:25 PM Communications/Website/Facebook

Walnut Ridge Website – renewal? When sending postcards for Neighborhood Picnic include nextdoor.com info and let website expire? Also wording about non-payment of dues equals non-participation in events.

Discussion: Motion made to cancel domain name and website of existing HOA. Unanimous consent. HOA to utilize Nextdoor.com, Facebook, and/or P.J. Morgan.

Jon to pursue signs "Like us on FB" and "Nextdoor.com".

CANCELLED AS OF 08-22-2012 <http://www.walnutridgeomaha.org/>

PJ Morgan Website

<http://www.pjmorgan.com/property-management-home-owner-association.asp?id=19>

Facebook

<http://www.facebook.com/home.php?ref=home#!/groups/163567707038149/>

Nextdoor.com

https://walnutridgeomaha.nextdoor.com/news_feed/

49 of 382 households have joined so far!

7:30 PM New Business/Comments/Suggestions/Neighborhood Issues?

Discussion: Covenant reminder with picnic reminder postcards

7:35 PM Adjournment and Thank You

Move to adjourn by: Keith

Second: Nicole