

Walnut Ridge Homeowners Association

Board Meeting Agenda

Thursday, June 6th, 2013

Hy-Vee (Cafeteria)

6:00 PM

6:00 PM Call Meeting to Order

Attending: Hannah Porto, Vickie McCann, Mary Aldinger, Steve Mobley, Jon Burton, and Sara Moulton

6:01 PM Move to approve agenda

By: Steve Mobley

Second: Vickie McCann

6:02 PM Reading and Approval of Previous Meetings' Minutes – May Meeting (Annual)

6:04 PM Move to approve minutes

By: Steve Mobley

Second: Mary Aldinger

6:05 PM **Officer Reports**

President

Jon Burton and Steve Mobley reviewed April conference call notes with Thompson Law. Board asked to review fee schedule and adjustment to collection schedule at July meeting.

HOA board discussed strategy to gather final covenant reinstatement signatures. Hannah will follow-up with Legacy Homes for signatures on neighborhood properties on Manderson St. She will also contact HVC (2 lots) for signatures on sold homes in neighborhood. Each board member will be tasked to gather 4 signatures for the covenant reinstatement. Hannah will email each board member the homeowner names and addresses to secure signatures.

Board unanimously elected Sara Moulton to the board of directors. Sara and her family have lived in Walnut Ridge for 1 year. Welcome Sara!

Steve Mobley will e-mail Kerry Dirks and request he posts future meeting minutes from Nextdoor to Facebook each month.

2013 Election of officers. The following homeowners have expressed an interest in officer positions on the board. Each existing board member will submit their vote to Jon Burton for consolidation.

President – Sara Moulton

Vice President – Vicki McCann and Mary Aldinger

Secretary – Jon Burton

6:15 PM **Vice – President**

Discussion: No items to report.

Committee Reports

6:20 PM **Architectural and Landscaping**

Discussion:

Board reviewed the need to remove a dead tree located in island off of 156th Street. Vicki contacted John Wynn, City Forester. Mary will place ribbon on the tree and city will remove. Vicki will contact John Wynn to coordinate tree removal.

Update on sprinkler, light and plug repairs in both the neighborhood park and entrances. All items are repaired, except for the electrical outlet in the median off Maple St. Board decided to cap power outlet instead of repair. 2 lights are out on the Maple street entrance into the neighborhood. Hannah will follow-up with electrician for repair. Board also requested the timers be inspected as well.

Board voted to replace two dead burning bushes located off Maple Street.

Invoice was submitted for spring landscaping clean up, stump and tree removal for entrances and calming devices.

Keith Neff will investigate costs for doggie waste bags for Neighborhood Park; revisit topic at next month's meeting. Keith was not in attendance, table till next month.

Board agreed to coordinate neighborhood volunteer event to mulch trees along Maple St with local Boy Scout troop. Robert Hassenstab will volunteer front loader, city will provide mulch. Doug Kline is the scout master. June 29th is the proposed date at 09:00. Jon will post volunteer event to Nextdoor. Additional volunteers are needed to assist with the project.

6:25 PM Safety

Discussion: Neighborhood watch update. Steve is setting up initial meeting in July on his block, 4 homes have expressed interest.

City monitored speed on Sprague St from 156th to 160th. Average car count was 2000+ per day and the average speed was over 32mph. Both findings should allow for additional speed controls. Possible solutions are: do nothing, remove calming devices and install speed bump or add one speed bump in conjunction with current calming devices. Bruce is evaluating options and will inform board of suggested option.

6:30 PM Events

Discussion: Review feedback neighborhood garage sales. No issues or concerns reported.

Fourth of July Parade – trinkets, flags, leaders and popsicles. Keith will arrange popsicles. Jon Burton will setup event reminder on Nextdoor. Mary will ask Angie for the July 4th sleeves.

Upcoming Key Calendar Dates:

8/24 – Neighborhood Picnic (discuss at July meeting)

9/5, 9/6, 9/7 – Neighborhood Fall Garage Sales

9/14 – Neighborhood Fall Clean Up (Dumpster) Need volunteers from 9am – 2pm. (Salvation Army, AmVets to pickup useable material)

6:35 PM Treasurer's Report

Hannah Porto – PJ Morgan Real Estate –

- Review May statement.

6:45 PM Communications/Website/Facebook

Review Nextdoor mobile phone App.

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/

132 out of 383 households have joined so far!

6:50 PM New Business/Comments/Suggestions/Neighborhood Issues?

Discussion: None

7:00 PM Adjournment and Thank You

Move to adjourn by: Steve Mobley **Second:** Vickie McCann

Next meeting: Thursday, July 11th, 2013