

**Walnut Ridge Homeowners Association
Board Meeting Agenda**

Thursday October 2, 2014

Scooters 156th and Maple

6:00 PM

6:00 PM Call Meeting to Order

Attending: Sara, Mary, Vicky, Jon, Roger Hansen (OCCP), Hannah Porto (PJ Morgan)

6:01 PM Move to approve agenda

By: Sara **Second:** Vicky

6:02 PM Reading and Approval of Previous Meetings' Minutes

6:04 PM Move to approve minutes

By: Sara **Second:** Vicky

6:05 PM Visit by: Roger Hansen **Omaha Coalition of Citizen Patrols**

- Citizen Patrols have been active in Omaha for 15 years and now have approximately 35 patrols
- Act as "Eyes and Ears" for the Omaha Police Department for visualize and report any activity
- Typical neighborhood roster would be 50 members and each "team" would work 1 weekend per every 4 -6 weeks (volunteers).
- Training meetings are held once per quarter at the NW Precinct Office 10145 Weisman Drive from 6:00 PM until approximately 10:00 PM and retrain every two years or as situations dictate.
- Can provide "drive by" checks for neighborhood businesses too.
- Designated member of neighborhood patrol must attend monthly meetings for updates.
- Radios can be used/purchased for contacts, signs can be placed on neighborhood light poles and magnetic signs on "patrol vehicles".
- Special dates for patrols can be designated such as Halloween, School Starting/letting out, Prom Night and especially weekends when suspicious activity most likely takes place.
- Funding for equipment could be attempted in asking for grant money from Peter Kiewit, Mutual of Omaha, Mayor's Office etc. as there is an expense involved in mileage/gas, radios, batteries, safety vests etc.
- Additional information will be sent to Vicky and Sara for follow up due to high interest from Board. Going forward will require volunteer commitments from neighbors. Time commitment would involve most likely a few hours on weekend nights or as needed due to activity.
- Background checks must be done before being a patrol member and cost is taken care of by Omaha Police Department. Support from Mayors' office, Sheriff Dunning and OPD is noted as being positive.

6:20PM Officer Reports

President- Sara Moulton

Declaration of Covenants is finished and registered at the Register of Deeds

Vice President- Mary Aldinger – no activity per this office to report

Committee Reports

6:25 PM Architectural and Landscaping

Discussion:

- Fall landscaping clean-up is under way and some dead burning bush at entrances have been removed and mulch replaced.
- Park mulching project has been postponed more than likely until next spring when the city can provide mulch.
- Tree limbs and dead timber in park are being used inappropriately and destructively and City will be contacted to remove and damage to pavilion to be reported to Omaha Police Dept. and City. Please – if you see this type of activity, please call the authorities to step in to stop this activity as it can be harmful to those doing it as well as destructive to the property.
- Grant application sent for the Deffenbaugh – North Omaha Neighborhood Alliance championed by Vicky – thanks Vicky!
- Sprinkler blow out and shut off scheduled for Buffalo to perform soon.

LIGHTING:

Problems continue at 160th Street entrance with lights being on during the day as noted by Mary while clean-up underway. Hannah to call Muth Electric again

LANDSCAPING/ FENCE:

No fence issues to discuss at this time

LAWNCARE:

Hannah to remind Campin Lawn Care to send final bills at the conclusion of services this year.

6:30 PM Safety - See Visitor Section at beginning regarding OCCP

6:30 PM Events

Discussion:

No Upcoming Key Calendar Dates:

6:45 PM Treasurer's Report

PJ Morgan Real Estate, Hannah Porto provided the statement prior to the meeting- cash flow was handed out and all approved the monthly statement.

- Dumpster Day – rental fee was discounted from previous quote. Reliability issues discussed. Board may choose different vendor for future dates
- Late Fees notice/letters to be sent out October 15th for delinquent accounts

6:55 PM Communications/Website/Facebook

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/

200 out of 383 households have joined so far!

6:56 PM New Business/Comments/Suggestions/Neighborhood Issues?

None at this time

7:07 PM Adjournment and Thank You

Move to adjourn by: Sara Second: Mary

Next meeting: Thursday, November 6, 2014