**Walnut Ridge Homeowners Association**

**JUNE Board Meeting Minutes**

Thursday July 6, 2017

Ragazzi’s Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order

In attendance: Mike Benk, Mary Aldinger, Sara Mouton, Laurie Winkelbauer

**Motion to Approve Agenda** Mary approved agenda and Mike second

**Officer Reports** All

* Election of Officers for 2017-2018 Year

Elections were held for President, Vice President, Secretary, and Treasurer

Mike made a Motion to add Laurie Winkelbauer to the board as Treasurer. Mary approved, Sara second.

Mike made a motion to keep board members the same as last year, Mary approved and Sara second.

Mike: President

Mary: Vice President

Sara: Secretary

Laurie: Treasurer (new member/ position)

* Covenant Review:

In reviewing the changes in the covenants over the years and in past work with a now defunct attorney, the covenants have changed over the years as the phases of the neighborhood were developed and covenants condensed. Discussed a review of the covenants at another time and venue when review of the covenants could be conducted and determination of what articles need to be revised/ clarified. Once Hannah receives some clarification of attorney direction for amendments in covenants the issue will be continued to be reviewed as the board becomes aware of issues needed clarification.

**Treasurer’s Report**

HannahPorto

Reviewed outstanding debts from homeowners.

**Committee Reports**

**Architectural and Landscaping Report** Mary Aldinger

Park Update- Lighting in the park has been fixed. Entrance at 156th street is still being repaired as there are still two lights out after the repair was made.

Letters will be mailed to homeowners who are along the fence line along Maple and 156th Street where trees are growing into the fence and destroying the fence.

Five Homeowners have requested and received approval for paint color approval for houses since May.

**Safety Report** Mike Benck

OCCP: New OCCP signs will be posed in the neighborhood with the new logo. These will be installed city-wide as the City has time

**Upcoming Key Calendar Dates/Events** All

National Night out: Monday August 1, 2017. Mike will post on Nextdoor.com for funds that will be provided by the HOA to help support the individual block parties.

Fall Garage Sales: Thurs-Saturday September 7, 8, 9, 2016

Fall Clean Up Saturday September 16, 2017 Sara will check to make sure that the school is willing to host the clean up as there were some problems following the spring clean up.

**Communications Report** All

Monthly Neighborhood Update (See Calendar)

Social Media Avenues:

**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/](https://walnutridgeomaha.nextdoor.com/news%20feed/)

**Mayor’s Hotline**

<https://www.cityofomaha.org/mayor/component/wordpress/hotline/>

**New Business/Comments/Suggestions/Neighborhood Issues**

**Next Meeting**

Thursday September 7, 2017 6:00 PM at Ragazzi’s Restaurant 15475 Ruggles Street

**Motion to Adjourn 7:209PM made by Mike, second by Sara.**