

Walnut Ridge Homeowners Association

September Board Meeting Minutes

Thursday September 7, 2017

Ragazzi's Restaurant 156th & Ruggles

6:09 PM Meeting Called to Order

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

Motion to Approve Agenda Laurie approved agenda and Mary second

Welcoming of New Association Manger Eric Juszyk. Hannah Porto who has been Walnut Ridge's long time representative has accepted another position at PJ Morgan.

Officer Reports

All

- Covenant Review: Reviewed ongoing covenant clarification with consolidation of covenant sections over time. Attorney that PJ Morgan utilizes has been helping with the clarification of these covenants.

Treasurer's Report

Eric Juszyk

Reviewed outstanding debts from homeowners. Letters will be sent to homeowners with greater than 2 years outstanding balances explaining that unless dues are paid by October 15, a lien will be placed on the property.

Mary brought up the suggestion of increasing the HOA dues for 2018 as the need to start saving for the large capital repair for the fence line that will need to occur in the next several years. Eric will bring comparable for other neighborhoods of similar size and amenities to identify a market-appropriate increase. According to the covenants the greatest increase can be raised by 25%.

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update- trees need to be mulched and pruned.

There were problems with fence line maintenance with the city and this has been addressed, HOA will continue to monitor this

Safety Report

Mike Benck

OCCP continues to be active in the neighborhood.

Upcoming Key Calendar Dates/Events

All

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

Fall Clean Up Saturday September 16, 2017 9AM-Noon

Two blocks participated in the National Night Out event last week. HOA will reimburse the two streets for the receipts were turned in.

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/>

Mayor's Hotline

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

New Business/Comments/Suggestions/Neighborhood Issues

Next Meeting

Thursday November 2, 2017 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn 7:201PM made by Mike, second by Sara.