**Walnut Ridge Homeowners Association**

**November Board Meeting Minutes**

Thursday January 5, 2017

Ragazzi’s Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order

Attendance: Mike Benck, Mary Aldinger, Patrick Morris, Sara Moulton, Hannah Porto

**Motion to Approve Agenda** : Sara Motioned to approve, Mary second

Reading and Approval of November Meetings’ Minutes Sara Moulton

Motioned to approve: Mary, Second: Patrick

**Officer Reports** All

9 Homeowners with Outstanding Dues

* Filing of Liens: Hannah will take steps to file Liens on two houses that are over-due on Dues
* Finance Charges on those paid.
* NWONA Meetings- January 12th 7-8PM. At Saddlebrook Elementary Deffenbaugh is piloting large container program in certain neighborhoods
* Neighborhood USA Forum Award discussed the various awards available. Board decided not to apply for any of these

**Treasurer’s Report** Hannah Porto

-End of Year Financial Statement- Reviewed

-Dues Update- Payment is Due upon receipt and late fees will be assessed starting April 1. Late fees will be assessed at 16%

-2017 Dues Notices to be sent first week of January 2017- Mailed out yesterday.

**Committee Reports**

**Architectural and Landscaping Report** Mary Aldinger

Park Update: Mary reports that she was able to get more doggie waste bags to the park dispensary box. Board will need to research reordering these this summer as supply is running lower.

Visibility Sticks along Park Pathway- Snow sticks were put up in the park thanks to Mike!

Status of City Repayment for Sprinkler Valve Box Repair- Hannah will follow up on this

**Safety Report** Mike Benck

OCCP Chili Feed March 5th

OCCP Sponsorship Fee (WR at $12.50 + ECC at $12.50): WR HOA will be sponsoring this fee again this year and check will be provided from HOA account to the City for this fee.

**Upcoming Key Calendar Dates/Events** All

OCCP Chili Feed March 5th

Spring Clean-Up (Saturday April 29, May 8, May 13, May 20)

**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 March 2, 2017 6:00 PM at Ragazzi’s Restaurant 15475 Ruggles Street

**Motion to Adjourn at 6:57 by Mike Benck**