**Walnut Ridge Homeowners Association**

**July Board Meeting Agenda**

Thursday July 7, 2016

Ragazzi’s Restaurant 156th & Ruggles

7:00 PM Meeting Called to Order- Attending: Mary Aldinger, Mike Benck, Sara Moulton, Steve Mobley

**Motion to Approve Agenda:** Motion to approve: Sara, Second: Mary

Reading and Approval of June Meetings’ Minutes- Sara Moulton

Motion to approve: Mike, Second: Mary

**Officer Reports** All

**Correspondence with attorney (Covenants/Collections):** Review with attorney legal steps necessary for enforcing covenant violations. Discussion on this matter also involved adopting the dues collection policy originally adopted on August 15, 2006 by the board. Specifically, this policy enacts a 16% interest on all accounts 30 days past due, a 60-day delinquency notice for home owners including the notification of the property owner’s mortgage company of delinquency status, and a lien placed on the property once the homeowner is 90 days past due. Because this policy had previously been adopted by the board no additional actions were taken at the meeting, The board has agreed to work with PJ Morgan to enforce this policy from this date forward.

**Neighbor complaint (N. 161st ):** Mike is following up with legal council and then will contact Hannah (PJ Morgan) to specify what action will be taken on the board’s part to respond to this ongoing covenant violation to which the homeowner has not responded.

**Directory Poll Results** – 52 respondents. Results showed that the majority of the homeowners (65%) would prefer a digital copy of the directory. The issue of collecting phone numbers for this directory remains the problem in moving forward. Mike will contact Hannah about how PJ Morgan’s data base can help with this process.

**Board Meeting schedule change to odd numbered months**: This will begin with the next meeting being held in September.

**Treasurer’s Report** Hannah Porto

Financial Statement- Unavailable at this meeting,

Dues Update- See above: due’s policy regarding delinquent dues will be enforced as adopted in August 2006.

**Committee Reports**

**Architectural and Landscaping Report** Mary Aldinger

**Park Update**- Boulders were placed around the main valve for the irrigation system at the park as the city’s trucks have caused damage. These boulders will hopefully prevent future problems.

Lighting- McKay continues to work with the HOA on entrance and park lighting. Mary Aldinger has agreed to take the project of ongoing communication with McKay and renewal of the service contracts. The board notes that the lights do not seem to be lasting as long as what one could expect and what is projected by the landscape lighting company. This issue will be addressed with McKay.

**Safety Report** Mike Benck

Update on Posting on Next Door regarding OCCP

**Upcoming Key Calendar Dates/Events** All

**National Night Out** – August 2, 2016 7:00- 9:00PM- Information will be posted on nextdoor.com (Mike) for information regarding the HOA supporting National Night Out events for this year. The board agreed to offer $50/ street (one representative from each street to contact the board) for costs associated with the night out events. This could be spent on food, supplies, snacks or anything that the street would like to provide to neighbors to celebrate National Night Out.

**Neighborhood Garage Sales** – 9/10-9/12- Board will have these posted on Craig’s List

**Fall Dumpster** – 9/19, 9:00 AM-12:00 PM- Sara will contact Standing Bear to obtain necessary permission to use the school property for this event.

**Communications Report** All

Neighborhood Watch Information on PJ Morgan website- Mike will ask Hannah to remove this information as there are no Neighborhood watch groups in Walnut Ridge.

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 Issue-Next Meeting**

Thursday September 1, 2016 6:00 PM at Ragazzi’s Restaurant 15475 Ruggles Street

**Motion to Adjourn by Mike Benck 8:19PM**