**Walnut Ridge Homeowner’s Board Meeting**

**Thursday, April 12, 2012**

**6:30 p.m.**

**Target cafeteria, 168th and Maple**

**Board Members present:** Steve Mobley, Bruce Kuch, Mary Aldinger, Corey Wilkinson, Keith Neth. Also Hannah from P.J. Morgan

**Homeowners present:** Dave & Michaela Wormington, John Burton

Meeting called to order at 6:30 p.m.

**President’s Report:**

 City Cleanup at Standing Bear Elementary – May 12.

 Shifts: Keith and Nicole DePrez: 8:00 – 12:00

 Bruce and Angie: 12:00 – 3:00

 Garage Sale: June 7, 8, & 9.

Garage Sale Advertising in Omaha World Herald. Costs to be split with homeowner’s associations of Stone Ridge and Elk Creek Crossing. P.J. Morgan to coordinate.

Homeowner concerns:

 Unkept property at 3919 N. 156th Ave.

P.J. Morgan to draft letter requesting compliance with neighborhood standards and covenants.

Steve and/or Bruce to preview draft before sending to property owner.

**Vice President Report:**

 Mulch for park will be provided by City of Omaha Parks and Recreation. Still

 need coordination of volunteers with Boy Scouts of America via Bruce.

Park and entry lights: Recently serviced by “Greg” from P.J. Morgan. Request to

follow up every 3 months to ensure operation and replace bulbs and/or

rebuild/replace units as needed

**Treasurer’s Report(P.J. Morgan)**

 Pending reimbursement for city damage to park sprinklers from last summer.

 City is reimbursing HOA $840 for this season’s completed mowings.

**Other topics:**

1. Our liability insurance has expired. Pending review of policies by Corey with Bruce’s guidance. Need clarification of “commericial” status as stated in policy so as to ensure coverage of fences and entryway signs in case of accidental damage.
2. Annual Meeting: May 7, 2012 @ 7:00 p.m. Building usage permit has been issued and Keith will be there at 6:30 to get set up.
3. P.J. Morgan to send mailing reminder/notification of Annual Meeting, City Cleanup Day, and Garage Sales.
4. Discussed desire to phase our website into P.J. Morgan and to also expand our usage of Facebook. Pending.
5. Discussed Homeowners Directory availability for Board Members, perhaps with an include map (enlarged?) of Walnut Ridge homeowners.

**Meeting adjourned at 7:45 p.m.**