**Walnut Ridge Homeowners Association**

**Annual Meeting Minutes**

Monday May 2, 2016

Ragazzi’s Restaurant 156th and Ruggles

**6:30 PM** Meeting Called to Order

Move to approve agenda – All homeowners approved

Reading and Approval of Previous Meetings’ Minutes – April Meeting (Secretary)

Move to approve minutes – All homeowners approved

**Guest speaker:**

**Jerry Schulte-** Walnut Ridge OCCP Representative gave a summary of what the Walnut Ridge/Elk Creek Crossing Citizen’s Patrol provides and the importance of volunteering. If interested, please reach out to Jerry Schulte.

**Officer Reports**

***Nomination and Election of officers to be held at the next monthly meeting in June. Contact a Board member to find out more about the positions or express interest and qualifications.***

**Committee Reports**

**Architectural and Landscaping Report/Update** (Mary Aldinger)

Park Update: The dead trees have been removed and Lanoha will be installing new trees.

Lighting: We have a contract with McKay Lighting to repair lights as needed; however, they system is original and will eventually need to be replaced.

Fence maintenance and repairs: There have been minor repairs to the fence made and the board will continue to budget for repairs.

**Events**

Spring Clean Up will be held May 7th. 9AM-2PM The board is always looking for neighborhood volunteers to help run these events.

**Upcoming Key Calendar Dates:**

Picnic – 8/22 Walnut Ridge Park (weather permitting) 5:30 PM to 8:00 PM

Homeowners discussed having the National Night Out, August 2nd instead of the annual picnic.

Garage Sales – 6/2, 6/3 and 6/4 and 9/8, 9/9, 9/10

Fall Dumpster – 9/17, 9:00 AM to 2:00 PM

**Treasurer’s Report**

Financial and Management Representative - Hannah Porto reviewed the 2016 budget and expenses for the year. All homeowners present approved the budget.

**Communications/Website/Facebook**

Websites for information:

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?**

With no further business the Annual Meeting was adjourned at 7:43pm.

Next meeting: Thursday, June 2nd, 2016 6:00pm at Ragazzi’s at 156th and Ruggles.