

## **Walnut Ridge Homeowners Association April Meeting Agenda**

Wednesday April 6 2016

Ragazzi's Restaurant

### **6:00 PM Meeting Called to Order**

In Attendance: Mary Aldinger, Steve Mobley, Patrick Morris, Mike Benck, Sara Moulton

Move to approve agenda –Steve Second: Mary

Reading and Approval of Previous Meetings' Minutes – March Meeting (Secretary)

Move to approve minutes— Steve Second: Patrick

### **Committee Reports**

#### **Architectural and Landscaping Report/Update**

Casey's Bid accepted for lawn maintenance and edging in the park that will be completed in June.

Mary will contact Muhalls to get a bid on tree planting of fir trees in the park to replace some trees that the city removed due to damage.

Steve will contact AJ at McKay to repair a damaged light cover at entrance of 156<sup>th</sup> and Sprague and see if repairs can be made to lighting at 156<sup>th</sup> and Taylor. Information will also be gathered on moving lighting in the park where some damaged/ dead trees were removed by the city last month

Steve suggested trying to use CLR cleaner on the fence and will test spot clean a part that is showing rust to see if more extensive cleaning can be performed.

#### **Safety Report**

OCCP report, will ask Jerry to speak at Annual meeting to provide an update on the growth and sustaining the OCCP for Walnut Ridge.

#### **Events**

The board chose to have a free metal recycling container at the Spring Clean Up so that HOA dues would not be spent on the container. This means we will not earn any money on the metal recycling

Proposal to change monthly meeting schedule to odd months and continue to hold annual meeting in May. Further clarification from PJ Morgan rep to determine if this can be done without amending the bylaws

#### **Upcoming Key Calendar Dates:**

Spring Clean-up: May 7, 2016 9:00AM-2:00PM Volunteers are encouraged to attend 9-11:30 or 11:30-2 to help with traffic flow and greeting neighbors.

Walnut Ridge Annual HOA Meeting : May 2<sup>nd</sup>, 6:30 PM – location Ragazzi's Pizza

Summer "Garage Sales": June 2, 3, 4

Fall "Garage Sales" September 8,9,10

Fall Clean-up (Dumpster Day): Saturday, September 17<sup>th</sup> 9:00 AM – 12:00 Noon

**Treasurer's Report**

Financial and Management Representative – not present. Unable to review, report not available at the meeting.

**Communications/Website/Facebook**

PJ Morgan Website Info

<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_feed/)

Mayor's Hotline

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

**New Business/Comments/Suggestions/Neighborhood Issues?**

With no further business the meeting was adjourned at 7:05 PM

Next meeting: Annual Meeting Monday May 2nd, 2016 6:30pm at Ragazzi's Restaurant at 15475 Ruggles Street