

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, Oct 14, 2021 —7:00 pm

HyVee cafeteria 156 St and Maple St

Attendance: Board members: Robert (Bob) Kipling (President), Jim Neugebauer (Vice President)

Representative from PJ Morgan Real Estate – James Schneider, Kathy Kavan

Homeowners in attendance: Ron & Denise Henkle

Call to Order- Bob Kipling

- Meeting called to order at 7:01 p.m.
- Meeting minutes from Sep 26, 2021 HOA meeting were approved.

Officer Reports:

Treasurer Report - Kathy Kavan / James Schneider

- Financial Statement for September 2021 was sent to the Board before the meeting via PJ Morgan's Appfolio app.
- September Financial Report was reviewed and approved.
- A list of homeowners who have paid their annual dues/special assessment for the fence was reviewed.

Old business

- **Maple Street clean up**
 - Discussed the clean up along Maple St from 160th St West. Completed on Oct 1st.
- **Park tree clean-up**
 - Park tree clean-up was held on Oct 2nd. Approximately 10 people showed to help trim trees and haul to the curb.
- **Park amenities**
 - Discussed the pavilion, structurally seems fine, lighting may be too dim and will need additional evaluation.

New business

- **Architectural & Landscaping Report – Kathy Kavan**
 - **ACR-** One submitted ACRs was reviewed and approved. All can approve via responding to the email.
- **Covenant Question**
 - 2 homeowners have asked how long campers may be parked in driveways. Have responded to both and stated the end of October. Bob Kipling will follow up on November 1 to determine if additional action will be required.

Monthly HOA meetings

- The HOA meetings are on the second Thursday of the month at 7pm. Will continue to plan to meet in the HyVee Cafeteria on 156 St and Maple St. We *really* need more homeowners to attend the meetings to help provide input on issues and input on solutions to problems.

Meeting was adjourned at 7:40 pm.

Next meeting is November 11th

Contact the HOA: WalnutRidgeHOA.NE@gmail.com