

Walnut Ridge Homeowners Association

Annual Meeting Agenda

Monday May 7, 2018

Ragazzi's Restaurant 156th & Ruggles

6:44 PM Meeting Called to Order

Motion to Approve Agenda Motion to approve made by Dick Aldinger, and Second by Jerry Schulte

Reading and Approval of March Meetings' Minutes Sara Moulton

Introduction and Dialogue with Guests All

Aimee Melton – Omaha City Council District 7 Councilwoman

Provided information about projects in the city paid for by bonds including a new police district, park maintenance, and road construction. Omaha is spending triple the amount that they were five years ago on construction of roads. Omaha is 50 years behind on updating infrastructure. She provided an update on the delay on the light at 192nd Street at Blondo. She also explained that the construction on 144th street is a private project that does not require coordination with the City Planning Department and thus, the City was not aware of when the start date was going to be for the process, causing increase in major road construction in the area.

Christopher Wayne - City of Omaha Planning Department Neighborhood Planning Section

Christopher was not able to be present tonight.

Officer Reports

Introduction of Board Members All

Election of New Board Members All

Angela McDaniel was not present but she had notified the board that she would like to join the board. She was elected to join the board by means of a general vote by show of hands.

President's Report Mike Benck

Covenant Review/Enforcement

Mike explained that the board does not take the role of "policing" the neighborhood for covenant violations. However, the board does respond to homeowner's concerns that are brought to the board's attention. The board is reviewing the covenants at this time and are seeking to see what needs to be updated or changed as necessary.

Insurance Policy Updates

The board was able to secure an insurance policy that covers directors and officers liability, general liability policy for injury, and property coverage. We were able to secure coverage at \$30,000 better coverage on the property and reduced the cost by about \$1,000/ year.

Future Annual Assessment

The board found estimates for replacement of the fence at approximately \$200,000. The fence needs repair and possible replacement of some sections. The board is seeking evaluation of how to repair and replace the fence at a reasonable cost. The fence belongs to the HOA as it was transferred to the HOA when the city annexed the SID. Mary Aldinger has been working with Acreage Fence who is able to replace and repair sections.

Treasurer's Report

Liz Otto

Financial Statement

Review of the budget. Two homeowners are more than 2 years behind on their HOA dues. Liens are placed when homeowners are two years behind. 87% of homeowners have already paid dues for this year.

2018 Dues Update

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update/Lighting-

Tree pruning is needed in the park. The city does not have the staff to help with this type of maintenance. McKay Landscaping is handling the lighting in the park. If there are problems with the light bulbs we can have those replaced for a year under the maintenance contract.

Entrance Lighting-

Major electrical work was done on 156th street entrance to update the infrastructure so that the lights will work. This work has been completed.

Fence Maintenance-

Two sections will be replaced at the far North end of 156th street due to damage by wind. We have asked homeowners who have a fence in their back yard to please remove trees and weeds that are growing up against the fence line to not damage the fence.

Future Grant Opportunities-

Board continues to seek opportunities for grants for the park area.

Improvement Approvals Required-

Any improvements to the homeowner's property should be approved by the board. The role of the board is to preserve and maintain the quality of the neighborhood. The question was asked about approval of paint colors, color sample selection should be provided to the board. The board will generally be able to get approval in less than 72 hours.

Safety Report

Jerry Schulte

OCCP

Citizen Patrol is a volunteer organization working as the eyes and ears of the police department. Signs indicate the neighborhood's participation in the program. The role of the patrol is to note and call in suspicious activity and identify safety concerns. The idea is to prevent crimes and make the neighborhood less inviting to criminal activities. Volunteers are always welcome to join. If interested, the OCCP meets at Ragazzi's on the second Wednesday of each month at 6:00PM.

Upcoming Key Calendar Dates/Events

Sara Moulton
May 5, 2018 (Complete)
May 7, 2018
May 31-June 2, 2018
August 7, 2018
September 6-8, 2018
September 15, 2018

Neighborhood Recycling Day

Walnut Ridge Annual Meeting

Spring Garage Sales

Neighborhood National Night Out (Reimbursement Potential)

Fall Garage Sales

Fall Dumpster Day

The question was raised about the Fourth of July parade for the children. The board is willing to support the purchase of snacks for the parade but will not be organizing the event. If any homeowners would like to organize the parade please contact the board for any support.

Communications Report

All

Monthly Neighborhood Update (See Calendar)

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/

Mayor's Hotline

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

New Business/Comments/Suggestions/Neighborhood Issues

Drawing for Free Annual Membership

Sara Moulton

Todd Evans won the drawing for free dues in 2019.

Next Meeting

Thursday July 7, 2018 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn Made by Jerry Schulte and second by Margaret Conlon. At 8:08PM