

## **Walnut Ridge Homeowners Association**

### **Annual Meeting Agenda**

Monday, May 6, 2019

Foundation One Bank

**6:32 PM** President, Mike Benck, called the meeting to order. Mike introduced the Board of Directors, Ben Thompson with Modern Law and Liz Otto with PJ Morgan Real Estate.

23 homeowners were present at the meeting and 21 proxies were received.

#### **Secretary Report**

The 2018 Annual Meeting Minutes were moved, seconded and approved.

#### **Treasurer's Report**

Liz explained that 2019 budget was created by using actuals from 2018. The items that are paid by the annual dues include: electric for entrance signs, water for sprinklers, electrical repairs for lights in park and entrance signs, fence repair, Directors and Officers Insurance, Landscaping, Lawn Care, Legal & Professional, Management fee, Misc. Expense (Security), Mailings/Postage, Social Events, Sprinklers Maintenance, Taxes and Trash Removal.

The money for the Special Assessment sits in a different account than the Association dues and will remain untouched.

Of 382 homeowners in Walnut Ridge 90% have paid their annual dues and special assessment. The board is working to collect from the 40 homeowners who are delinquent.

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

Architectural Change Request Form Process- If you plan to do any exterior updates to your property (major landscaping change, roof replacement, paint color change, deck, etc.) it must be approved by the Board of Directors before work can begin. An Architectural Change Request (ACR) form can be found on the PJ Morgan Real Estate website.

Fence Assessment- The Board obtained several bids from fencing companies for replacement of the fence. At this time, the Board has not decided on whether the fence will be replaced in sections or at one time but voted to start building a fence reserve for when a final decision is made. More information to come.

160<sup>th</sup> Street Entrance- The City of Omaha will be extending the sidewalk on both sides of the street from 160<sup>th</sup> Street to Maple Street. The entrance landscaping will be torn up, but the Board is working with the City to ensure once the sidewalks are installed that the landscaping meets the Boards expectations.

Covenant Violations- PJ Morgan Real Estate drives the neighborhood once a month. During the drive through they look for covenant violations like trash cans in public view, unkempt lawns/landscaping, etc. Feel free to contact Liz with covenant violations. It was brought up that there are homeowners in the neighborhood who have above ground pools or sheds. These are against the covenants and those homeowners have received notice that they are in violation and asked them to remove the above ground pool or shed. However, if the homeowner does not remedy the violation the Board will take further action by following the Covenant Violation Policy adopted in 2018 and/or taking legal action. The Covenant Violation Policy can be found on the PJ Morgan Real Estate website.

#### **Safety Report**

OCCP- Gerald Schulte talked about Omaha Coalition of Citizen Patrol. It consists of trained volunteers who patrol the Walnut Ridge neighborhood in effort to increase public safety and reduce crime. If you would like to become a volunteer visit <https://www.omaha-occp.org/>.

**Upcoming Key Calendar Dates:**

Garage Sales – May 30- June 1st and September 5-7

National Night Out – Tuesday, August 6

Fall Dumpster – September 7, 9:00 AM to 12:00 PM

\*The Board is always looking for volunteers to help with social events.

**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/](https://walnutridgeomaha.nextdoor.com/news_feed/)

Mayor's Hotline

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

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

**Adjourn** The meeting was adjourned at 7:55pm.