

Walnut Ridge Homeowners Association

January Board Meeting Minutes

Thursday January 3, 2019

Ragazzi's Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order. Attendance- Board Members: Mike Benck, Mary Aldinger, Jim Neugebauer, Bob Kipling, and Matt Leonard; Homeowners: Stephanie Neugebauer, Angela McDaniel Garry Laubscher; Liz Otto with PJ Morgan Real Estate.

Motion to Approve Agenda

Reading and Approval of November Meetings' Minutes

Motion to approve by Mary, second by Bob, November meeting minutes approved.

Officer Reports

President's Report

Mike Benck

Covenant Review- Liz will send out copies of the covenants for each Board member to read through and highlight what they feel needs to be updated, removed or added. The board will discuss at future board meetings.

Treasurer's Report

Liz Otto

- Financial Statement- Normal expenses for the month of December. Legal & Professional expense was for the filing of liens on the 18 homeowners with past due balances in November.
- Motion to approve the financials by Bob, second by Mary, December financials approved.
- Delinquency List- We currently have 13 homeowners with past due balances. 7 of the 13 owe \$107 (dues, late fee and lien filing fee), 6 of the 13 owe \$32 (late fee and lien filing fee).
- 2019 Budget was reviewed and final numbers were entered. Bids were obtained by McKay Lighting, Campin Lawn Care & A Garden To Go. 2019 Budget was approved.
- 2019 Dues letter and additional information was mailed 12/31/18.

Committee Reports

Architectural Report

Bob Kipling

As ACR forms come in they will be sent onto the Board. Bob Kipling will be in charge of reporting back to the board each month of projects throughout the neighborhood.

Landscaping Report

Mary Aldinger

Due to frigid weather McKay Lighting has not been out to fix the light in the Park. They should be out in the next couple weeks to fix.

Safety Report

Jim Neugebauer

OCCP

- Citywide Meeting Saturday January 5, 2019-SW Precinct- Jim will attend this meeting and report back to the Board at the next Board meeting.
- Chili Feed March 3rd (Tickets are \$10.00 each)- All are welcome to attend the Chili Feed. The proceeds go directly to OCCP.

Activities Report (Upcoming Key Calendar Dates/Events)

Laurie Winkelbauer

Communications Report

Matt Leonard

-Posting on Nextdoor/Facebook- Matt will post more frequently on NextDoor. He will put a link to the meeting minutes after each meeting.

-Meeting Minutes- Liz will have meeting minutes types and posted on the PJ Morgan Real Estate website the Monday after the meeting.

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

Next Meeting

Thursday March 7, 2019 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn