

Walnut Ridge Homeowners Association

July Board Meeting Minutes

Tuesday July 10, 2018

Ragazzi's Restaurant 156th & Ruggles

6:05PM Meeting Called to Order

Attendance: Mike Benk, Sara Moulton, Mary Aldinger, Laurie Winkelbauer, Angela McDaniel, Liz Otto (PJ Morgan)

Motion to Approve Agenda: Laurie motioned to approve, second by Mary

Reading and Approval of Annual Meetings' Minutes

Sara Moulton

Officer Reports

All

Recap of Annual Meeting and Thoughts- 30 people in attendance, Positive feedback from those in attendance. Discussion and recap.

Election of Officers- Mike Benk will remain president, Mary Aldinger will remain Vice President, Sara Moulton will remain Secretary, Angela McDaniel is new to the board and will take the role of Communications Officer, and Laurie Winkelbauer is taking the role of Activities Officer.

Covenant Review/ Enforcement of recent complaints- Communication with former attorney reestablished and he has clarified the position of options for enforcing covenants. Liz will be reaching out to legal council re: recent issues 1) Large shed constructed in yard of house on 157th Street that homeowner has declined to remove and 2) Above-ground pool on 158th Ave that homeowner has not responded to Board's request to remove. Both of these issues were raised as neighbor complaints to the board.

Directing and Officer Liability Policy Updates- HOA has completed insurance with American Family insurance in May. The cost will be \$900 less than last year. Coverage is not in place on the fence as the cost to insure is prohibitive and the problems with the fence currently would not be covered under an insurance claim as they are due to age of the fence vs damage. Coverage is comparable to previous years.

Future Annual Assessment- Board voted on motion raised by Laurie to start the proposed 10-year annual assessment for fence replacement starting with the 2019 dues. In addition to the regular annual dues fees, the special assessment will be set at \$50/lot every year for a period of 10 years. This amount is needed to cover the replacement cost of the fence (\$200,000). It was determined that splitting the cost over 10 years is more considerate to make the cost more affordable to homeowners. These funds will be held separately from the annual dues (currently assessed at \$75/lot). The motion was voted on and passed with all 5 members of the board voting in favor of the special assessment.

Treasurer's Report

Liz Otto

Financial Statement- Reviewed June 2018 statement.

2018 Dues Update- Dues mailed out at beginning of January. Out of 410 homes all but 27 have paid. This is on target as per past years and better than many HOA's according to Liz. Ongoing efforts will be made to mail statements to delinquent homeowners.

As per our collections policy, a late fee will be assessed. The board decided from this point forward NO late fees will be waived. All in attendance were in favor of uniformly enforcing this policy. There is a \$12 late fee any year assessed to the accounts when not paid on time. Late fees not paid in the year assessed, will roll-over to the next year.

One house (included in the delinquent count above) has been sold recently that a Lien is attached to. Liz will work with Title Company on settling the outstanding debt at the time of closing.

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update/Lighting- Park lights are working and repaired. The repairs to the entrance on Maple Street have rendered the lights functioning again.

Fence Maintenance Mary is working with Acreage Fence and repair has begun this week on damaged sections.

Safety Report

Angela McDaniel

OCCP continues to be active in the neighborhood. Discussion was held about sending a welcome letter to new neighbors about activities and events including involvement in the OCCP.

Upcoming Key Calendar Dates/Events

All

Dates for 2018:

National Night Out: Tuesday, August 7, 2018: Angie will post on Next Door about the event including blocks submitting receipts, as in years past, for reimbursement for National Night Out activities. The board has allocated at least \$100/ block (one payment for each block) provided that receipts for purchases are included. The board may have more funds available, depending on the number of participating blocks, so all receipts will be considered but a guaranteed reimbursement of up to \$100 is available.

Fall Garage sales: Thursday, September 6- Saturday September 8, 2018. This will be posted on Nextdoor and Craig List

Fall Clean Up: Saturday, September 15, 2018. Laurie and Angie are handling the set-up of this activity. More information will be posted on Nextdoor.

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

Next Meeting

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

Motion to Adjourn: 7:55PM

Motion made by Mike, Second by Sara