

Walnut Ridge Homeowners Association

July 2020 Board Meeting

Wednesday, July 15, 2020—6:00 pm

Virtual Meeting- Zoom

Attendance: Board members: Jim Neugebauer, Robert Kipling, Laurie Winkelbauer

Representative from PJ Morgan Real Estate - Kathy Kavan

Homeowners: none in attendance

Call to Order- meeting called to order at 6:05 p.m.

Reading of April Meeting Minutes

Laurie Winkelbauer

April 2020 minutes approved

New Business;

- HOA board president recently resigned.
- Robert Kipling was voted to be the HOA president at this meeting. Thank you Bob for volunteering.
- We need more citizens willing to serve on the board and attend meetings. Those on the board are getting burned out and there is concern about maintaining the HOA board going forward.
- Recently one homeowner posted in NextDoor that the HOA board could be dissolved if covenants removed.
- There would still need to be a collection of annual dues to pay for electrical at entrances, upkeep of entrances and the fence (which Walnut ridge owns). Regardless of covenants, Walnut Ridge will still need some kind of voting board to decide how to spend those dues in the best interests of the home owners.

Officer Reports:

- **Treasurer Report - Kathy Kavan**
Financial Statements for June 2020 were sent out to HOA board before the meeting. Financial Statements were approved.

Landscaping – Bob

- Unexpected Electrical issues at the park. – McKay Electrical, who does the electrical work for us, gave us a bid of \$900 plus hourly labor to fix the transformer.
 - Background: The electrical system in the park is often needing expensive repairs. The City owns the park, but isn't responsible for park lights and doesn't maintain them or put any lights in other parks.
 - We need to ask McKay Electric for a breakdown of electrical by zone
 - There are many reasons why electrical issues persist: rodents, tree roots and ground shift.
 - No one wants to sink more HOA money into park lighting that seems to frequently need repairs.
 - Questions was asked: Didn't we have a maintenance agreement with McKay electrical? What did that include?
 - Bob to reach out to former HOA presidents to ask history on McKay electrical contract
 - Need a drop box for all agreements that the board members can all access. We used to have one, but something got missed in the transition between Board Presidents.
 - Bob to set up a g-mail account for Board members to communicate with each other

Home owner complaints - Bob

Entrances- Several homeowners complained that front entrances are looking rough and not the same standard we were all used to seeing before. Specifically the 156 and Taylor Street entrance.

- Background: Previously two of our homeowners, Mary and Dick Aldinger, kept up the front entrances and went above and beyond for Walnut Ridge. We got far more than what we paid them to do. The current contract for upkeep of front entrances is with *Land and Beyond*. Everyone realizes for the money we are now spending, we are getting far less.
- Bob contacted Land and Beyond about the complaints. They stated one of the front entrances (156 and Taylor) was not on their spreadsheet and apologized for the oversight.
- It is felt Land and Beyond isn't really doing anything to our front entrances. In June they billed for \$57.50. No one can remember seeing them doing anything.
- Kathy to get the contract details and scope of work outlined so we can hold them accountable.
- It would be nice if some other homeowners would be willing to help oversee work done at front entrances. Could use someone on the HOA board to help oversee Landscaping/entrances. Currently there are only three board members and two work full time. It was discussed that people are maxed out in terms of what they are able to do for the HOA.
- Walnut Ridge signs are looking dirty again. Especially the sign at 156 and Taylor entrance.
- It was felt those signs had been power washed and cleaned before. Need to reach out to past HOA president or Mary Aldinger to get the details on what was done in the past. Might need to budget to get the two entrance signs cleaned or repainted every so many years.
- Walnut Ridge Fence accosted by the deer on approx. 161 and Maple Street was fixed.
- Current Lawn Contract is with Casey Campin, one of our homeowners, who is doing a great job.

Subdivision Entrances

- City project to put in sidewalks by the 160 St and Maple St entrance is still delayed.

Covenant questions or general Information issues:

- Identified a need to update Nextdoor app with all information. It is woefully out of date. Bob graciously volunteered to work on this.
- Need admin rights to update our website. Currently no board members have admin rights. It is important for this to be updated so all homeowners can see pertinent information.
- In Nextdoor need resources where people can go to for other issues. i.e. who to talk to or what the HOA can and can't do. All felt something like this would be very helpful.

Home owner complaints –

- Some complaints regarding things that are City of Omaha issues and not the responsibility of the HOA: parking, sidewalks, trash, conditions of vehicles their neighbors are driving
- Most complaints that are anonymous. The board voted that anyone who complains must submit their name with their complaint. There are sometimes follow-up questions and no one knows who to ask. Names of homeowners submitting complaints won't be shared.
- Everyone feels that neighbors will hide behind anonymous complaints instead of getting to know and talking to their neighbors. It is the accountability of everyone to first have a conversation with their neighbor. It isn't the responsibility of a volunteer board of directors to serve as arbitrators for disputes between neighbors.

Activities – Laurie

- All events have been on hold due to the Pandemic.

- Will not be encouraging Annual Neighborhood Night Out group activities on Tuesday Aug 4. Do encourage all homeowners to hang out on their porches or put on their porch lights for solidarity.

Annual Meeting

- All recognize the need to have an annual HOA meeting even if it is virtual. Covenants state we have to give 28 days notice to home owners before annual meeting.
- Annual meeting will have to be virtual. Bob looking into how to set up a large virtual meeting. Would have a RSVP zoom meeting. Tentative annual meeting date: Aug 26 from 7 pm-8:30 pm

The meeting was adjourned at 7:55 p.m.