

**Walnut Ridge Homeowners Association**

**June/July Board Meeting Minutes**

**June 26, 2019**

**HyVee 156<sup>th</sup> and Maple St**

6:05 PM Meeting was called to order- Attendance -Board Members: Mike Benck, Bob Kipling, Laurie Winkelbauer and Matthew Leonard; Kathy Kavan with PJ Morgan Real Estate

**Officer Reports**

**President Report**

Mike Benck

Kathy Kavan from PJ Morgan was introduced to the board members and will be the new point of contact from PJ Morgan Real Estate.

Motion to extend President Mike Benck and Mary Aldinger through 12/31/2019 was passed and approved by all members present. Mike Benck informed the board that he and Mary Aldinger will be stepping down and removing themselves from the board at the end of the year. The board discussed that at the next meeting on September 5<sup>th</sup> the board would be electing new officers for 2020. A motion was approved and second to reach out to the homeowners of Walnut Ridge to see if others are interested in being elected and serving on the board. Matt stated that he would post a communication on the NextDoor App, to see if there was any interest from other homeowners to become part of the HOA Board.

**Treasurer's Report**

The board was presented the May financial statement since June's was not finalized as of this date. There were no unexpected expenses. Motion was made by Bob and seconded by Laurie to approve the May financials.

Mike Benck had contacted PJ Morgan Real Estate to look into the possibility of moving Walnut Ridge's Banking Account to Foundation ONE Bank. If Walnut Ridge has a bank account at Foundation ONE, they would allow Walnut Ridge to hold their annual and regular board meetings and there would be no charge. Kathy Kavan told the board that PJ Morgan's Accounting department recommended that they keep the money for the regular operating costs at the current bank and then open a Money Market account for the Special Assessment funds (Fence Funds). Bob Kipling recommended that the board also explore another option, fnbdirect.com. Bob mentioned that fnbo offers a 2.1% interest. A motion was made by Mike Benck, and agreed by all board members present to have PJ Morgan Real Estate look into this more.

A list of residents that are still delinquent on their HOA dues was presented to the board members. Kathy Kavan informed the board that PJ Morgan Real Estate had sent the residents who are still not

current a late charge. The board discussed what the next step would be to bring all residents current on their dues. Kathy Kavan informed the board that she would talk to Liz Otto to see what she understood the next step to be.

### **Committee Reports**

The board discussed the city sidewalk landscaping. The board questioned who would be responsible if there was damage to the signage.

Cleaning of the signs and giving the signage a facelift was also discussed by the board. All board members present agreed to table this discussion until 2020 when the sidewalks were completed and they knew how much money would be needed to take care of this. In addition, there was already work done to the electrical around the signs and the Board felt it was prudent to wait until next year for the sign cleaning expense. The bids were similar and were more expensive than anticipated because of the complications of the project. Mainly the lack of water around the signs, which require a contractor to "truck" the water to the location.

The board discussed the homeowner at 3816 N 160<sup>th</sup> St request to paint her brick on the home. Bob Kipling suggested that he would stop over and talk with the homeowner. He wanted to make certain the homeowner was aware of the steps that a qualified painter would need to take, to paint the home correctly. The board decided that they would approve this ARCH/Landscaping Request. In addition, there was an architectural change request for repairing a deck and changing the handrails at 4414 N 156<sup>th</sup> Ave Circle. This was approved by the board as well.

### **Activities Report**

The board discussed that the first Tuesday in August is National Night Out. Mike Benck discussed that in the past they have always given each block that turns in their receipt's a \$100.00 reimbursement. The board agreed to continue to do that.

Fall cleanup is around the corner and the board agreed to continue to place dumpster's in the parking lot at Standing Bear Elementary. The board asked Kathy Kavan to contact the school and see if this would still be allowed. The board agreed to do this on September 14<sup>th</sup> from 9:00-12:00.

The fall Garage sales would be held on September 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup>. The board would like the signs up sooner this time and asked Kathy Kavan to please make sure that they were up from Monday-Monday of the week of the garage sale.

### **Communications Report**

The board discussed that March minutes were not available since there was no official meeting that month due to several board members not being able to attend. The board did discuss that they would like the meeting minutes available to the HOA members by the following Tuesday after each meeting. Matt will communicate on Nextdoor when the HOA meeting minutes are available on the PJ Morgan website.

Laurie Winkelbauer asked for an update on covenant violations. She said she still is fielding complaints from other residents about homeowners that are in violation due to having shed's in their back yards. The board agreed to discuss this in more detail at the next meeting. Laurie wants to know if the homeowners in violation are being fined, what is the process. Kathy Kavan told the board that she would get more information for their next meeting.

Next meeting will be held on September 5<sup>th</sup> at a site to be determined. Mike Benck made a motion to adjourn the meeting at 7:35 PM.