

Walnut Ridge Homeowners Association

March Board Meeting Agenda

Thursday March 1, 2018

Ragazzi's Restaurant 156th & Ruggles

6:05PM Meeting Called to Order

Attendance: Mike Benk, Sara Moulton, Mary Aldinger, Laurie Winkelbauer, Guests: Josh Frey and Dennis Bryers from City of Omaha Parks and Recreation Department.

Motion to Approve Agenda: Sara motioned to approve, Mary seconded

Reading and Approval of January Meetings' Minutes

Sara Moulton

Introduction and Dialogue with Guests

All

Goal of the board is to get involved with the City to maintain the park but it has come to the board's attention that there may be some things that need to be approved by the City before implementation. Josh shared that there has been a lack of communication on both ends and this is something that we are seeking to change.

One project the city is working on is to remove small Ash trees throughout the city. The Board is going to be working with the Parks Department to remove the trees in the park (there are about 10 trees effected by this process). City will replace the Ash trees with a variety of thirty different species. The City wants to work with the HOA to work around the lighting on the trees so the lighting is not damaged. HOA will coordinate with McKay Lighting about relocating the lights.

City will work with HOA on a maintenance plan to maintain the mowing in the park as Walnut Ridge park is one of only two parks in the city that is irrigated. Irrigation creates more challenges for the maintenance crews. The HOA also has asked the City to be mindful of the lighting system as well and Josh and Dennis agree the foreman who is in charge of the park are aware of needing to be mindful of that. Dennis will be involved with approving the improvements in the park.

City has a coordinator of volunteers that will help with neighborhood clean-up projects. They will provide hand tools and a trailer Jena Welch 402-444-6733 is the contact person for that service.

Officer Reports

All

Covenant Review/ Amendment dialogue- on hold until contact with former attorney is established.

Directing and Officer Liability Policy Updates- located insurance coverage for aprox \$800 less per year. Mike made a motion to renew with American Family insurance at the May renewal. The policy limits will be determined once the fence value is more determined.

Planning for Annual Meeting in May- how to improve attendance: Ask Liz to put in note about awarding free dues for 2019 in a drawing for anyone who attends.

Homeowners with Sheds- Letter sent and response

Treasurer's Report

All

Financial Statement- Reviewed February statement. Credit was found for OPPD overpayment by PJ Morgan.

2018 Dues Update- Dues mailed out at beginning of January. Out of 410 homes all but 125 have paid. This is on target as per past years. Ongoing efforts will be made to mail second statements to delinquent homeowners. As per our collections policy, a late fee will be assessed.

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update/Lighting- Covered above with visitors

Trees Along 156th

Fence Maintenance Mary is seeking input from Elkhorn Fence about the replacement costs.

McKay has provided a multi-year plan (3 years) for replacement lighting in the park.

Safety Report

Mike Benck

OCCP Chili feed is this Sunday at VFW on 90th and Military. Angela McDaniel has extra tickets for sale if anyone needs them.

Upcoming Key Calendar Dates/Events

All

Dates for 2018:

Easter egg hunt: Sunday, March 25, 2018 2PM

Annual Meeting: Monday, May 7, 2018 6:30PM

Spring Clean Up: TBD by City schedule- info to be updated on Nextdoor.com

Spring Garage Sale: Thurs, May 31- Saturday June 2, 2018

National Night Out: Tuesday, August 7, 2018

Fall Garage sales: Thursday, September 6- Saturday September 8, 2018

Fall Clean Up: Saturday, September 15, 2018

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

Annual Meeting Monday May 7, 2018 6:30 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn: 7:30PM

Motion made by Sara, Second by: Mike