**Walnut Ridge Homeowners Association**

**November Board Meeting Minutes**

Thursday, November 7, 2019

Hy-Vee 156th and Maple

6:00 PM Meeting Called to Order. Attendance- Board Members: Matthew Leonard, Mike Benck, Mary Aldinger, Bob Kipling and Jim Neugebauer, and Kathy Kavan from PJ Morgan Real Estate arrived at 6:20 PM.

**Motion to Approve Agenda**

Reading and Approval of September 5th Meetings’ Minutes   
Motion to approve by Bob, seconded by Mary, September meeting minutes approved.

**Officer Reports**

**President’s Report** Matt Leonard

The 2020 Budget was discussed. The board discussed ways that they can cut cost since the Landscaping budget will increase in 2020, due to the current Landscaping Company retiring their services.

**Treasurer’s Report** Kathy Kavan

Kathy Kavan did report that the Foundation One account was in the process of being open. Wanda F. from PJ Morgan Real Estate’s Accounting Department is working on this. She will be moving the Special Assessment for the Fence Repairs into this account. Kathy explained to the board that Wanda had expressed to her that the Homeowner’s would need to pay 2 separate checks for their HOA dues in 2020 in order to keep the money separate. Mike Benck expressed concern with this policy, since the homeowners were already told that they would not have to pay 2 separate checks. He asked Kathy to talk to accounting again to clarify this.

**Committee Reports**

**Architectural Report** Bob Kipling

**Landscaping Report** Mary Aldinger

The Board of Directors were presented 3 bids from Landscaping Companies (Land and Beyond Landscaping, All American Landscaping, and Ground Builders) as well as an earlier bid from Urban Prairie in Omaha to do: Spring/Fall Cleanup , Add Dark Mulch, Pre-emergent weed control, Rodent control, and Monthly Maintenance on the 2 entrances, 7 calming devises on Sprague Street and Flower and Shrub plantings along 156th St fence from Taylor St north to the property line of Walnut Ridge. Land and Beyond’s bid came in the lowest. Bob Kipling moved to Approve the Land and Beyond Landscaping Bid, Mary seconded the motion, all agreed, Motion approved.

Christmas Wreaths- Mary Aldinger informed the board that the Wreaths are being put up. Mary has been putting up and taking down the wreaths. She also has been storing them. She is no longer wanting to do this. The board discussed whether or not anyone else had room to store the wreaths. Kathy Kavan was asked to talk to Casey Campon to see if he would be able to store the wreaths. Mike Benck mention that he has a connection with the owner of Dino Storage. He was going to find out how much it would cost to rent a small Storage space to hold the Wreaths and Garage sale signs.

**Safety Report** Mike Benck

Mike Benck told the Board that the Elkhorn precinct is their new station for the area. He said that he was informed that crime is low in this area. There was not much new to report.

**Activities Report (Upcoming Key Calendar Dates/Events)** Mike Benck

The Board discussed the National Night out. Kathy Kavan confirmed that only one block turned in receipts to be reimbursed for this event.

Mike Benck reminded Kathy Kavan that the dues notices will need to come out by the end of December. He also reminded the board that we will need to include the 2020 Calendar and Special Events when the Dues are mailed out.

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**Communications Report**

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/](https://walnutridgeomaha.nextdoor.com/news%20feed/)

**Mayor’s Hotline**

<https://www.cityofomaha.org/mayor/component/wordpress/hotline/>

**New Business/Comments/Suggestions/Neighborhood Issues**

**Next Meeting**

**Due to the Holidays the next meeting will be Thursday, January 9th at 6:00, Place to be determined.**

**Motion to Adjourn**

**Mike Benck moved to adjourn the meeting, motion was seconded by Jim Neugebauer. Motion approved, meeting adjourned at 7:20 PM.**