**Walnut Ridge Homeowners Association**

**September Board Meeting Minutes**

Thursday, September 5, 2019

Hy-Vee 156th and Maple

6:00 PM Meeting Called to Order. Attendance- Board Members: Mike Benck, Mary Aldinger, Bob Kipling, and Laurie Winklebauer. Kathy Kavan with PJ Morgan Real Estate.

**Motion to Approve Agenda**

Reading and Approval of June 26th Meetings’ Minutes   
Motion to approve by Bob, seconded by Mary, June meeting minutes approved.

**Officer Reports**

**President’s Report** Mike Benck

Mike Benck reminded the Board members that he and Mary will be stepping down as Board members at the end of the year. Mike stated that although Matt Leonard was not in attendance for the meeting. He did send an email letting the Board members know that he was willing to step into whatever Board position the other members felt he would be best suited for. Laurie motioned for Matt Leonard to be elected Board President, Bob 2nd the motion.

Laurie motioned for Bob to be elected as Vice President it was 2nd by Mike.

Mike asked Laurie if she would agree to be the Board Secretary. He made a motion for approval. Mary motioned for approval of all officers; it was 2nd by Mike. All Board members present agreed to approve.

Mike did ask Kathy Kavan to move forward with opening a Money Market account at Foundation One for the Walnut Ridge HOA. This account would be a separate account for the fence Special Assessment.

**Treasurer’s Report** Kathy Kavan

The Board discussed the list of Homeowner’s who are still delinquent on paying their HOA dues. The board feels that they have been more than patient with waiting to collect the dues. Motion was made by Mike to file a lien on Homeowner’s who have yet to pay their HOA dues. The motion was 2nd by Laurie.

The board was viewing the Cash Flow statement provided from PJ Morgan Real Estate. The question was asked by Mike where the $100.00 credit came from on the Cash Flow statement. Kathy told the board that she would look into it and get back with the board on this matter. \*(Kathy did check on this matter with PJ Morgan Real Estate. The credit was from a resident paying their lien, the legal fees were paid by the resident and credited back to Walnut Ridge HOA)

Laurie asked if PJ Morgan Real Estate can show on the monthly Cash Flow statement all the monthly Budget items. Not just the ones that have been paid so far for the year. Kathy Kavan let the board know that she would check with the accounting office and see if this is possible.

**Committee Reports**

**Architectural Report** Bob Kipling

Kathy Kavan updated the board on the property at 15813 Manderson St. The homeowner has been asked to remove his Structure in the back yard. The structure was never authorized, and does need to come down. The homeowner will be given until Tuesday, September 10th to respond back to the HOA. A lien will be placed on the homeowner if we do not receive a response.

Bob reported on the ACR. The question was asked how far back can the board go back on homeowners who have not completed the proper steps to have the color of paint selection approved by the Board. The question was asked by Bob on what color’s are acceptable. The board agreed to collect addresses of homeowner’s who did not seek approval before painting their home and/or their brick. The board asked Kathy/PJ Morgan Real Estate to draft a letter and provide by the November meeting, to make homeowner’s aware that the lack of legal action does not mean the Board Approves.

**Landscaping Report** Mary Aldinger

Mary reported that the HOA has occurred some additional expenses in landscaping due to the 160th and Maple expansion. Funds are available however to cover this due to the board’s decision to not turn on the sprinkler system this year. There was also a discussion on the cleaning the Walnut Ridge monument. Mary talked about getting a lower bid from her husband to clean the monument.

Mary did report that there are bag worms in the Spruce trees landscaping. It is too late in the year to treat for this, however this will need to be done in May this coming spring.

The board is still waiting on additional bids from 2 other landscaping companies, to take care of the landscaping in the entrances. Mary mentioned that the Board should also reach out to Ground Builders for a bid.

Laurie asked who was responsible for the trees that have dead branches along Maple St. Mike said that it is the city of Omaha’s responsibility to take care of those trees, not the HOA.

**Safety Report** Mike Benck

Mike let the Board know that the Annual OCCP Banquet is October 23rd at DC Centre at 6:00 PM. It is available for anyone who wants to attend the annual banquet.

It was noted that the sidewalks along 161st St have been marked by the city of Omaha to be replaced.

**Activities Report (Upcoming Key Calendar Dates/Events)** Laurie Winkelbauer

National night out was in August. Only 1 block turned in a receipt this year for reimbursement of their Block Party.

The Fall Garage sales are this weekend. The Board was not sure how many residents were participating in the Garage sale event.

The Fall Cleanup was discussed. It will be held on Saturday, September 14th from 9:00-12:00. Kathy informed the board that she did get approval from the Principle at Standing Bear. She was still waiting final approval from Omaha Public Schools administrative office. She was told that it should not be an issue. Kathy was reminded by the board to please make sure that the dumpster was in place during that time frame. Kathy stated that she would have the dumpster dropped off by 8:30 and picked up at 12:30.

Laurie reported that the Annual Easter Egg hunt will be turned over to Angela McDaniel.

Mary asked about updating the Walnut Ridge Directory. She asked Kathy if PJ Morgan Real Estate would be able to provide the information. Kathy reported that not all homeowners have provided this information. The board decided to table this discussion for another time.

**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**

The board was informed by Kathy that she had been contacted by a homeowner with concerns on how some residents are caring for their lawns or lack of caring. Mike mentioned that if anyone has a concern, they should contact the City of Omaha. The City has a lot more pull in handling these matters than the HOA does.

**Next Meeting**

Thursday, November 7, 2019. Site to be determined.

**Motion to Adjourn**

Mike made the motion to adjourn. It was 2nd by Mary.