

Walnut Ridge Homeowners Association

November Board Meeting Agenda

Thursday November 29, 2018

Ragazzi's Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order. Attendance: Mike Benck, Laurie Winkelbauer, Mary Aldinger, Jim Neugebauer and Liz Otto.

Motion to Approve Agenda Laurie, and second by Mary.

Reading and Approval of September Meetings' Minutes Laurie Winkelbauer

Motion to approve by Laurie, and second by Mike

Election of New Board members All

Motion was approved to appoint Bob Kippling, Matthew Leonard and Jim Neugebauer to the Board of Directors.

Officer Reports

President's Report

Mike Benck

Covenant Review/Enforcement

- Feedback on new fines policy
- Home on N. 159th Avenue

Treasurer's Report

Liz Otto

Financial Statement

2018 Dues Update/Discussion

- Inclusion of Walnut Ridge HOA stamp on envelope
- Inclusion of a due date or within 30 days of receipt
- Instructions for Online Payment
- Inclusion of Collections Policy
- Note Regarding Special Assessment Purpose and accounting

2019 Budget Planning

- Soliciting proposals from landscaping and mowing companies for files

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Overall Lighting

Response to Letters Sent Regarding Trees on Fence, etc.

Safety Report

Angela McDaniel

OCCP

- Annual Banquet October 24th

Activities Report (Upcoming Key Calendar Dates/Events)

Laurie Winkelbauer

Neighborhood Cleanup – parking lot spills

Communications Report

Monthly Neighborhood Update (See Calendar)

Angela McDaniel

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

Thursday January 3, 2019 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn