

Walnut Ridge Homeowners Association

September Board Meeting Agenda

Tuesday September 11, 2018

Ragazzi's Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order Attendance: Mike Benck, Laurie Winklebauer, Mary Aldinger, Angie McDaniel, Liz Otto, Matthew Leonard, Lisa Dichl, Makenzie Dichl, Jim Neugebauer, Stephanie Neugebauer, Bob Kippling, Sara Moulton

Motion to Approve Agenda Laurie, and second by Bob

Reading and Approval of July Meetings' Minutes
Motion to approve by Laurie, and second by Angie

Sara Moulton

Officer Reports

President's Report

Mike Benck

Covenant Review/Enforcement

- 4005 N. 156th Avenue (neighbor complaints of untidiness)
- 3922 N. 158th (Trash Enclosure, etc)
- 15813 Manderson (Shed, trailer and weed pile)
- Assessment of fines for covenant violators (Immediate Lien Filing)

Discussion on feedback Laurie received during National Night Out- Laurie shared that some new neighbors were concerned about how the HOA handles business. The discussion

- Neighborhood Survey
- Position Paper on Role of HOA Board

Mike provided general information about the role of the HOA in covenant enforcement. Laurie provided information about the property at 4005 N 156th Ave and the call to the City about code enforcement and the City can take action at this point. The board will be discussing the upcoming possibility to amending the bylaws in the future by seeking feedback from homeowners.

Discussion was had about the covenant violation policy and Liz recommended that the entire neighborhood be notified about the policy via letter and reinstate the ability to enforce the covenants. Liz would be in charge of driving around to monitor the neighborhood at a predetermined frequency.

Laurie motioned to hold a vote, Mike seconded the motion. Vote on amending the bylaws to instate the covenant violation policy held today. Board members in favor: 5, opposed: 0. Liz will draft the official letter and share with board for approval. There will be a fine assessed to the violators of the policy.

Issue of drainage behind 158th and 159th streets. This is not an HOA issue and therefore the board will not take action but instead suggest homeowners take action as a collective group.

Treasurer's Report

Liz Otto

Financial Statement

- Insurance Policy Credit: will be credited \$307 reflected in September finances.

2018 Dues Update/Discussion

- Filing of Liens (Including for unpaid interest) only 25 outstanding balances for HOA dues. Mike has been concentrated on resolving the unpaid dues.
- Charges to be included in the lien filing. All homeowners with outstanding balances received a letter last week and HOA will file the lien.
- Amendment to Bylaws/Collections Policy to outline charges. This is not necessary per Liz.
- Communication to Homeowners of change and where it is found- these documents are all located to the PJ Morgan website

Accounting for 2019 Assessment- \$50 annual assessment over the next 10 years for Fence repair. The Board has communicated with PJ Morgan accounting and there will be a special assessment line item on the budget only allocated for the fence. Homeowners will be able to send one check and accounting will be able to separate the payments into the financial statement.

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update/Lighting- all lights are working per Mary as of last night's drive through.
Entrance Lighting
Fence Maintenance
Improvement Approvals Required
Response to Letters Sent Regarding Trees on Fence, etc. There was no feedback from the letters sent. The HOA will continue to work to keep the "public" side of the fence cleaned up.

Safety Report

Angela McDaniel

OCCP
- Annual Banquet October 24th – 6:00 p.m. – DC Centre (\$10.00)
National Night Out Participation-

Activities Report (Upcoming Key Calendar Dates/Events)

Laurie Winkelbauer

Fall Dumpster Day
September 15, 2018
Angie and Laurie will be discussing the possibility of getting a holiday lighting contest starting again this year.

Communications Report

Angela McDaniel

Monthly Neighborhood Update (See Calendar)
Communication of Board Action Regarding Annual Assessment (1/19)

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 November 1, 2018 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn at 7:40PM made by Sara and seconded by Mike