**Walnut Ridge Homeowners Association**

**January Board Meeting Minutes**

Thursday January 4, 2018

Ragazzi’s Restaurant 115475 Ruggles Street

**Meeting Called to Order**: 6:08 p.m.

**In attendance**: Mike Benck, Mary Aldinger, Laurie Winkelbauer, Arnie Winkelbauer, Vicky McCann, Liz Otto (PJ Morgan Property Management)

**Motion to Approve Minutes from Nov 2017 meeting:** Mike approved minutes, Laurie second

**Amendments to Agenda**

* Josh-Frye from City of Omaha Parks and Recreation Department will be invited to attend the next meeting. Mike was unable to connect with him in time for this meeting.
* Andy McKay from McKay Lighting to attend a future meeting if desired.

**Motion to Approve Revised Agenda:** Laurie approved agenda, Mary second

**Officer Reports**  **All**

Park issues

* City of Omaha took down snow sticks that had been placed to protect sprinkler heads and ground lights. Mike still has them.
* Mike had conversation with someone from the Parks and Recreation Dept. Attempting to work with the City to ensure the lights and sprinkler heads don’t get broken by City equipment when maintaining park grounds or doing snow removal
* There was discussion about dissatisfaction with maintenance by the City of Omaha at Walnut Ridge Park.
* It was suggested Councilwoman Amy Milton be invited to attend the Annual HOA meeting In May. She could perhaps help get the issues more attention.

Covenant Review

* Liz reported she has not heard from the attorney about the covenant questions the HOA is seeking clarification on.
* HOA board is seeking clarification on options for amending covenants, rights of homeowners in HOA, and percentage of approval needed to amend covenants.
* Liz or Mike will contact attorney again

Liability Insurance

* Group discussed Insurance liability coverage and reasonableness of premiums for $1,000,000 liability coverage.
* Liz shared PJ Morgan has liability coverage of $50,000 that is only for PJ Morgan property management liability.
* Decision was made to continue to explore other insurance quotes, coverage needed, and parameters for coverage before May.
* Current liability coverage extends through May 23, 2018.

Annual Meeting

* There has been low attendance at annual meetings in the past. Approximately 12 people attended the annual meeting last year.
* Liz shared low attendance at annual meetings is a common experience in many HOAs.
* There was discussion around how to increase attendance.
* We have entrance signs to remind home owners of the annual meeting.
* Also a reminder is sent in January with the dues letter that outlines all scheduled events including annual meeting.
* A proxy notice will be sent out approximately 30 days before the annual meeting to all home owners.

Drop box

* A drop box for the HOA was recently created. The group agreed going forward all HOA document’s should go in the drop box

**Neighborhood concerns All**

Sheds

* Liz reported that she has not heard back from the home owner who was notified via mail of the unapproved permanent shed on their property.
* Covenants do not allow for any kind of detached shed.
* A certified letter will be sent to the homeowner with the new permanent shed.
* There are two other homeowners who have detached portable sheds in their back yards.
* Liz will contact the two other homeowners who have temporary sheds on their property to make them aware of the need to remove them.

Garbage cans

* Garbage cannot be stored in front of homes or in view from the street.
* Home owners can notify HOA. Letters will be sent out to homeowners who are doing this.

Cars park on main thoroughfare

* There were complaints about cars recently parked for long periods of time on 160th street near Ruggles St.
* The cars caused issues for motorists to navigate around. Some felt there was a safety concern as the cars were not visible until driving over the hill.
* This is not an HOA issue. It was suggested homeowners can contact their neighbors directly or contact the Mayor’s hotline. 911 should be called for emergency issues.

**Treasurer’s Report Liz Otto and ALL**

* HOA Dues: Annual Dues will remain the same at $75 per lot this year.
* A letter will be sent to all home owners in Jan. Letter will include the dues statement, information on different options to pay dues, and important dates for 2018.
* Double lots are assessed d $75 per lot which is based on information in Douglas County Assessor web site.
* Due date will be included on the notice. Mike reported that only 5 homeowners are behind on dues.
* Efforts were made by Mike to make home owners aware of delinquent dues. Most of those contacted paid their dues after they were made aware.
* Budget for 2017 was reviewed by all and approved by the board.

**Committee Reports**

**Architectural and Landscaping Report Mary Aldinger**

Fencing

* Mary called S & W fence company for a quote on repairing sections of the white fence versus replacing sections of fencing. She has not heard back from them yet.
* The budget includes $1400 for fence repair per year. The cheaper option is to repair fencing as opposed to replacing fencing.
* Homeowners who have the white fencing in their back or side yards are not always removing weed trees that could heavily damage the fencing.
* Mary has been notifying home owners to remove weed trees from the fence line to prevent more costly repairs down the road.

Lighting

* Mary received a bid from McKay Lighting to replace all park and entrance lights/transformers to LED capability. McKay has provided reasonable prices and good service to the HOA over the past two years. The Board agreed to continue working with this company as they specialize in commercial lighting and have been good to work with. Other electricians in the past were not responsive to consistent lighting issues or able to fix problems.
* Currently we are spending a lot of money every year on replacing expensive light bulbs that should last longer. It was felt LED lights will save us money in the long run.
* McKay Lighting submitted a five year plan to convert all lights to LED in stages. Total cost of the project will be approximately $20,475 spread out over 5 years.
* The first stage would be the entrance on 156 St, second stage the entrance on 160th St, third stage the front park, fourth stage the rest of the 160th St entrance, fifth stage to replace the back park. Group approved this plan.
* It was ensured there will be enough money budgeted to cover this project. Liz will get information on what we have been paying McKay Lighting for lighting maintenance over the past two years.
* Mary will contact Casey Campin to see what he would charge for additional trimming around trees in the park. City of Omaha will reimburse for any amount of work Casey does.
* The board recognized how much edging and trimming the park requires that the City doesn’t do.

**Safety Report Mike Benck**

* HOA had to pay the Walnut Ridge and Elk Creek joint Citizen’s Patrol $12.50 for our annual obligation. Elk Creek will pay the other $12.50 that is required by the City.
* Liz will send the check to Jerry Schulte.
* The Citizens Patrol, continues to regularly patrol.
* Over the holidays there was reported vandalism to mailboxes and theft of Christmas lights or decorations. Not all cases were reported to the police.
* All homeowners are encouraged to report instance to the police department. Some arrests were made in other neighborhoods that police were able to tie to vandalism in several neighborhoods.
* Citizen Patrol reports most home owners have been welcoming and appreciative when notified their garage door is open after dark.

**Communications Report**

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

**Mayor’s Hotline**

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

**Next Meeting**

Thursday March 1, 2018 6:00 PM at Ragazzi’s Restaurant 15475 Ruggles Street

**Motion to Adjourn:** Made by Mike @ 7:18 p.m., second by Mary.