

Walnut Ridge Homeowners Association

November Board Meeting Agenda

Thursday November 2, 2017

Ragazzi's Restaurant 156th & Ruggles

6:00 PM Meeting Called to Order

Attendance: Mike Benk, Sara Moulton, Mary Aldinger, Laurie Winkelbauer, Liz Otto

Welcoming of New Association Manager Liz Otto

Motion to Approve Agenda: Laurie motioned to approve, Mary seconded

Reading and Approval of September Meetings' Minutes

Sara Moulton

Officer Reports

All

Covenant Review/Amendment Dialogue. Liz has taken over as representative for Eric who was new at the last meeting as he has taken another role at PJ Morgan. Liz was able to bring some of the documents that the board had requested at the last meeting including: information about consolidating the four phases of the covenants and clarifying past attorney's interpretation of the covenants.

Neighbor concern: Outbuilding in backyard at 3915 N 157th Street: Board requested that Liz Otto sent a letter informing the homeowner of the covenant violation with the outbuilding in the backyard.

Neighbor concern: Trashcans cannot be left at the curb before 5:30PM the night before trash collection day. This is a city ordinance and anyone with concerns about specific incidences should call the Mayor's Hotline at 402-444-5555. The city has the authority to enforce this ordinance.

Treasurer's Report

Liz

Financial Statement- Reviewed September and October statements

2017 Dues Update- Letters for homeowners delinquent on dues were mailed last Friday 10/27/2017. They have been given 30 days to bring payments up to date. Next Steps: file liens as appropriate.

2018 Budget Development:

Requested review of reduction of property management fees due to reduction in meeting from 12 to 6 times per year. Liz will take this to management. We continued to

Considering option to raise dues primarily for future planning for fence replacement costs. The board will be getting bids on replacement costs and presenting information about this at the annual meeting in May for homeowner consideration

2018 Dues Notices to be sent by 1/2/18. We will also include a year-long list of activities with the dues statements.

Committee Reports

Architectural and Landscaping Report

Mary Aldinger

Park Update/Lighting- discussion of annual re-lamping costs for budget consideration

Trees Along 156th

Weeds Along Maple Street Fence

Fence Maintenance

Safety Report

Mike Benck

OCCP

Upcoming Key Calendar Dates/Events

All

Dates for 2018:

Easter egg hunt: Sunday, March 25, 2018 2PM

Annual Meeting: Monday, May 7, 2018 6:30PM

Spring Clean Up: TBD by City schedule- info to be updated on Nextdoor.com

Spring Garage Sale: Thurs, May 31- Saturday June 2, 2018

National Night Out: Tuesday, August 7, 2018

Fall Garage sales: Thursday, September 6- Saturday September 8, 2018

Fall Clean Up: Saturday, September 15, 2018

Communications Report

All

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/>**Mayor's Hotline**<https://www.cityofomaha.org/mayor/component/wordpress/hotline/>**New Business/Comments/Suggestions/Neighborhood Issues****Next Meeting**

Thursday January 4, 2018 6:00 PM at Ragazzi's Restaurant 15475 Ruggles Street

Motion to Adjourn: 7:30PM

Motion made by Sara, Second by: