**Walnut Ridge Homeowners Association**

**July Board Meeting Agenda**

Thursday September 8, 2016

Ragazzi’s Restaurant 156th & Ruggles

6:05 PM Meeting Called to Order: In attendance: Mike Benk, Mary Aldinger, Sara Moulton, Angie McDaniel

**Motion to Approve Agenda**

Reading and Approval of July Meetings’ Minutes Sara Moulton

Movement to approve minutes by Mary Aldinger and seconded by Mike Benk

Agenda approved by Mary Aldinger and seconded by Sara Moulton

**Officer Reports** All

**Correspondence with attorney (Covenants/Collections).** Ask Hannah about getting the phase 3 4 signature sheets in for the register of deeds.

**House Paint Color Status Update**. Letter sent to neighbor about the house color in violation of covenants and request to have color approved next time despite the fact that this house was repainted a color that is no longer acceptable.

**Neighbor Complaint (Ruggles Street Drainage).** HOA will not be involved but may seek advice from the attorney about the issue to pass along to the homeowner with the concern.

**National Night Out Update**. Four blocks participated and there was positive turn out. OPD and OFD were present as was Aimee Melton (City Council).

**Trailers throughout Neighborhood**. September 30 is the last day for trailers and campers to be on the properties. Mike will get some addresses to people who are storing these items in their driveways presently for letters to be sent proactively as a reminder of the deadline. Posting will be up on Nextdoor.com as a reminder for this too!

**Treasurer’s Report** Hannah Porto

**Financial Statement**. Mike presented in Hannah’s absence today. There were three homeowners who paid since last statement was run.

**Dues Update**. 26 houses are delinquent with the dues payment (19 out of these are in Phase 1). Suggestion was made to publish names for who has not paid. Stone Ridge does this in a newsletter format. We will consult with Hannah as to the legalities of this and then post a notice on Nextdoor that names will be posted in the 4th quarter. Continued efforts will take place for collections.

**Committee Reports**

**Architectural and Landscaping Report** Mary Aldinger

**Park Update**. Irrigation issue with Buffalo was resolved through replacement. Trees are doing well. Neighbor had called about bag worms on Maple Street- it is too late to treat now but we will assess this in the spring. Boulders are in place around the sprinkler shut off to prevent further damage.

**Trees Overhanging Fence along 156th** (North of Sprague). Individuals are in danger of damaging the fence line. Mike will ask Hannah to draft a letter to request homeowners to correct this problem,

**Acceptability of Oversized Garage Door .** Oversize door is acceptable if it looks like the other garage door on the property.

**Safety Report** Mike Benck

OCCP Awards Banquet (Wednesday October 5th at 6:00 p.m.)

Anthony’s – 7220 F Street (Tickets at OPD or Jerry Schulte)

**Upcoming Key Calendar Dates/Events** All

Neighborhood Garage Sales – 9/10-9/12

Fall Dumpster – 9/17, 9:00 AM-12:00 PM

**Communications Report** All

 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**

**Next Meeting**

Thursday November 10, 2016 6:00 PM at Ragazzi’s Restaurant 15475 Ruggles Street

**Motion to Adjourn 7:09PM**