

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, Jan 13, 2022 — 7:00 pm

Zoom meeting

Attendance: Board members: Robert (Bob) Kipling (President), Jim Neugebauer (Vice President), Laurie Winkelbauer (Secretary)

Representative from PJ Morgan Real Estate – James Schneider

Homeowners in attendance: Janice and Tom Wilson, Betty Johnston, Stephanie Neugebauer

Call to Order- Bob Kipling

- Meeting called to order at 7:03 p.m.
- Meeting minutes from Dec 12, 2021 HOA meeting were approved.

Officer Reports:

Treasurer Report – James Schneider

- Financial Statement for December 2021 was sent to the Board before the meeting.
- December Financial Statement was reviewed by all present.
- Budget was reviewed by all present and approved by board members.
- There was some discussion about wording on the budget that is somewhat confusing. Examples: “Prepaid rent” (prepaid homeowner dues), and “Admin-newsletter” (any mailing sent to homeowners excluding cost of postage)

Old business – Robert Kipling

- Fence replacement
 - It was clarified by Bob that there isn't enough special assessment money in the money market account now to replace the entire length of 156 St fencing as planned. Previous HOA meeting minutes incorrectly stated there was enough money in the Special Assessment Money Market account.
 - There was discussion about the advantages of getting some of the fencing replaced earlier before prices go up again. Our price is locked in to replace the fence along 156 St, but S & W is planning another increase in 2022. If we wait, it will continue to be more expensive.
 - There was discussion about borrowing money from the HOA operational budget to come up with the difference needed to start replacing the fence along 156th street. We have \$55,700.63 in the money market account and that is designated for replacing fencing. The bid to replace that section of fencing is locked in at \$88,000 with S & W fence company.
 - The plan is to replace the entire 156th St fencing (1683 feet) in the next few months by borrowing money (approximately \$38,000) from the operational budget. This would be paid back over time from the special assessment funds collected in the years to come.
 - It was also discussed that the planned special assessment may not be enough money to cover phase 2 of the fence replacement (Maple street) which is estimated right now at approximately \$176,000. We have been collecting the special assessment for three years so far. We wouldn't be able to do phase two without an additional assessment. This is due to the current high prices of fencing that were not known to the HOA board 5 years ago when the planning and customary supply increase formula was used to estimate the cost to replace the fence in approximately 10 years.

- It was suggested to place the fence replacement monies into a separate budget to make things cleaner with our operational budget. The board agreed with this plan.
- Maple Street fence repairs are completed. One homeowner called to notify us that a finial is missing on the fence along Maple Street. We will plan to use one of the finials from the 156th St fence when that fence is removed.
- Bob shared pictures of the new fencing that the Board decided to go with.
- Christmas Wreaths on 160th are missing. Bob will check with some homeowners who volunteered to revamp the decorations for next year. It is possible that they removed them to work on them. Bob had planned to purchase Christmas lights at a discount for the HOA after Christmas, but wasn't able to do so.

New business -Robert Kipling

- Plan to ask for more volunteer help with landscaping in 2022 to help decrease costs to the subdivision.
- Homeowners now have more payment options for HOA dues and special assessment payments. Options include: check, credit card (fee added for credit card use), debit card, automatic payment
- Discussed the need to get a 10 x 10 storage unit for HOA owned items. In the past various home owners have stored items in their homes, but it's difficult to remember who has what and things get lost. Things we would store in a storage unit: Holiday decorations, easter egg hunt plastic eggs/supplies, annual garage sale signs/annual meeting sleeve, extension cords, usable fencing pieces/parts from 156 St fencing for future repairs along Maple St. Bob has been calling storage places to get a cost estimate.

Neighbor complaints – Robert Kipling/James Schneider

- No new complaints.
- The Board continues to recommend neighbors first have conversations with their neighbors when there are issues. This promotes good relationships between neighbors.

Upcoming events– Laurie Winkelbauer

- None planned.
- Next activities would be an easter egg hunt at the park and the annual City of Omaha sponsored neighborhood spring clean-up. We aren't sure yet if either of those activities will take place.

OCCP neighborhood safety report

- Nothing to report. No recent OCCP meeting.
- Keep your cars locked and if at all possible on your driveway or in your garage.
- Porch package thefts continue throughout the City.
- Neighbors please look out for each other and call the police for anything suspicious.

Monthly HOA meetings

- The HOA meetings are on the second Thursday of the month at 7pm. Will continue to plan to meet in the HyVee Cafeteria on 156 St and Maple St. We *really* need more homeowners to attend the meetings to help provide input on issues and input on solutions to problems.

Next HOA meeting: Thursday Feb 10, 2021 at 7 pm. Unsure yet if this will be a zoom only meeting or an in-person meeting.

Meeting was adjourned at 8:19 pm.

How to contact the HOA: WalnutRidgeHOA.NE@gmail.com

A big thank you to neighbors Janice, Tom, Betty and Stephanie for coming to the meeting and offering their input. Your input was very helpful. Please come again!