

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, March 10, 2022 —7:00 pm

HyVee Cafeteria 156th and Maple St

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

Representative from PJ Morgan Real Estate – Billy Clark

Homeowners in attendance: None

Call to Order- Bob Kipling

- Meeting called to order at 7:13 p.m.
- Meeting minutes from Feb 10, 2022 HOA meeting were approved.

Officer Reports:

Treasurer Report – Billy Clark

- Financial Statement for Feb 2022 was sent to the board before the meeting.
- February Financial Statement was reviewed by all present and approved by board members.
- It was noted the electrical bills had been cut in half since Jim and Stephanie Neugebauer installed LED lights at the subdivision entrances in May 2021.

Old business – Robert Kipling

- Fence replacement along 156th St
 - We are on track to replace the entire 156th St fencing (1683 feet) in April 2022.
- We are planning to trim the lower branches on the trees east of the 160th St entrance with volunteers. The trees west of the entrance were trimmed last fall by Bob and homeowner Ron Henkel.
- We need to get a storage unit rented before the 156th St fence is removed. The purpose of the storage unit is to have a place to store all items that belong to the subdivision: Christmas decorations/wreaths (Morris family currently has the wreaths), plastic easter eggs/signs, entrance signs and fence parts that can be used to repair any fence areas along Maple St in the future. Billy might be able to help us get an inexpensive storage unit near 88 St and Blondo St. He will get back to the board with a rental price. We estimate we need a 10' by 10' unit.

New business -Robert Kipling

- Will ask for more volunteer help with landscaping in 2022 to help decrease costs to the subdivision. Using volunteers to do spring and fall clean-up at entrances could save the subdivision at last \$2600. We can place signs at the entrances to alert neighbors of volunteer needs.
- The board reviewed bids to care for grounds/common areas. One bid of \$7960 was received for mowing, aeration, fertilization and weed control along 156 St. Casey Campin, one of our neighbors, has done this work for the subdivision for the past few years. His bid is \$4875 for 2022. The board voted to continue having Casey do the work. He always goes above and beyond to make the area look nice including removing sand and grit off the sidewalk.
- Need to locate garage sale entrance signs. Billy to check with Kathy Kaven on where they are being stored. They might be stored at PJ Morgan.
- The annual HOA meeting will be on May 19, 2022 @ 7:00 pm @ Djs Dugout. Billy to contact DJ's Dugout to reserve the room. PJ Morgan to send out a board volunteer form and a proxy notice for the annual HOA meeting to all homeowners.

- Bob's two-year term as President of the HOA is almost over. The succession plan was discussed. Neither Laurie nor Jim are able to assume this role. Will bring this up at the annual meeting and will also seek more neighbors to serve on the board.

Neighbor complaints – Robert Kipling/Billy Clark

- 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

- We want to do an Easter Egg Hunt this Spring. Easter is April 17. A homeowner had previously volunteered to plan and run an Easter Egg Hunt at Walnut Ridge Park. Laurie will reach out to that person to see if they are still interested in doing this. If not interested we will seek volunteers to organize this. We would need to buy candy and possibly more plastic eggs. Traditionally the Easter Egg Hunt is held the weekend before Easter.
- The board voted to combine the City of Omaha sponsored neighborhood spring clean-up with Elk Creek subdivision. We would need volunteers to help set up, work the event, and clean up afterwards. Signs would be posted at entrances to the subdivision. We don't have a date or location for this event yet.
- The Board also voted to have the neighborhood garage sale on the same dates as the garage sale in Elk Creek (our neighbors to the west) to attract more buyers.

OCCP neighborhood safety report

- Nothing to report.
- 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 7:00 pm 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 April 14, 2022 at HyVee 7:00 pm

Meeting was adjourned at 8:04 pm.

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