

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, May 12, 2022 — 7:00 pm

DJs Dugout

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: Vicky McCann, Mary Aldinger, Rosalee Kipling, Angela McDaniel, Angela McDaniel, Stephanie Neugebauer, Mike Brummer

Call to Order- Bob Kipling

- Meeting called to order at 7:05 p.m.
- Meeting minutes from April 14, 2022 HOA meeting were approved.
- Board members were introduced
- Role and responsibility of the HOA board was stated. The primary role is to ensure good financial stewardship of the HOA resources and to ensure areas owned by the subdivision are maintained properly.

Officer Reports:

Treasurer Report – Billy Clark

- Financial Statement for April 2022 was presented and reviewed. Comparison of financials from 2021 and 2022 was also presented.
- April Financial Statement was reviewed by all present and approved by board members.

Old business – Robert Kipling

- Fence Replacement Update
S & W Fence Co. completed replacement of the entire fence along 156th (1683 feet) in April with new white vynal fencing. Bob was present when the old fence was removed to collect the best pieces/parts of the old fencing so it can be stored and used later for repairs along Maple Street. Thank you Bob for doing this for the subdivision! It will take many more years before there is enough money to replace the Maple Street fence.
- New Business – Robert Kipling
OPPD -Bob met with OPPD on May 3 to discuss why the Subdivision is being billed for electrical service at 4 locations. As a result the monthly service charge at 16005 Manderson St will be removed. This saves the HOA \$38.51 per month starting in June 2022 and an annual savings of \$462.12. The meter located at the 160th St entrance needs to stay. The OPPD representative is also refunding additional money that was charged for the dual charges. Thank you so much Bob!
- MUD - Bob also followed up with MUD regarding the service at the park as the sprinklers haven't been turned on in years. He was able to get the service disconnected. Starting in June this saves the HOA \$93.63 monthly or \$1135.56 annually. Thank you Bob for digging into this!
- A 10' x 10' storage unit was rented on 2222 No 84 St (84 and Blondo) to store all things that belong to Walnut Ridge: 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 was able to get us a great discount on the unit. Cost is \$75 per month or \$900 annually. Thank you Billy for getting the discount for us!
- Halogen light bulbs were replaced with different light bulbs by board members at entrances this past year and a result we saw an immediate decrease in the electrical bill. The monthly electrical bill was shared showing electricity used in the past year.

- **Dues and Special Assessments** – HOA dues and special assessment monies collected were reviewed. All money collected goes directly into the money market account. There are 381 properties in the HOA. The majority are paying both the yearly dues and special assessment to replace the perimeter fence. HOA dues remain low compared to other subdivisions of similar size.
- 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.

Events– Laurie Winkelbauer

- Easter Egg Hunt - The Easter Egg hunt was held on Saturday April 9. A homeowner graciously volunteered to organize the Easter Egg Hunt this year. The HOA will continue to reimburse for the cost of the candy and plastic eggs for any homeowners who want organize future easter egg hunts for Walnut Ridge Subdivision. Those interested in organizing the East Egg Hunt next year can contact the Board at WalnutRidgeHOA.NE@gmail.com or Billy at PJ Morgan.
- Spring Clean-up - Our subdivision applied on the City of Omaha Neighborhood Planning website along with Elk Creek Subdivision for a spring clean-up date. We weren't given a clean-up date this year.
- Annual Garage Sale - The annual spring neighborhood garage sale will be on the same dates as the garage sale in Elk Creek (our neighbors to the west) to attract more buyers. Planned dates are [Thursday May 26](#), [Friday May 27](#), and [Saturday May 28](#). Signs will be placed at the two main entrances on Sunday May 22.
- Front entrances clean up was held on Saturday May 7 at 8:30 a.m. Only 4 neighbors (2 of them board members) showed up. We will likely need more clean-up and planting dates for the entrances and calming devices this spring and summer. Volunteers are needed. Mary Aldinger volunteered to help with ideas on what kinds of plants to add to the entrances.
- The board will discuss having a possible fall clean-up this year at a future meeting.
- We are completely out of doggie waste bags in the park. Some bags were purchased but are the wrong type and size. We also need to retrieve the key from a neighbor who used to refill the dispensers in the park.

OCCP neighborhood safety report – Jim Neugebauer

- Still patrolling 2-3 times per week.
- Keep your cars locked when on your driveway. There continue to be vehicle break-ins in our subdivision. Thieves are targeting unlocked vehicles.
- Neighbors please look out for each other and call the police for anything suspicious.

Election of Board Members – Billy Clark

- 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.
- Mike Brummer volunteered to be on the board and was voted in.
- Those present voted for Bob Kipling to remain president of the HOA for one more year.

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.
- Communication to neighbors happens via snail mail through USPS, email or the Nextdoor app (Nextdoor.com).
- Neighbors can access all subdivision documents including minutes to all monthly meetings on the PJ Morgan on-line site. Neighbors should go to the portal to log-in.

Next HOA meeting:

- Thursday June 9, 2022 at Hyvee cafeteria on 156 and Maple Sts at 7:00 pm. All are welcome.

Meeting was adjourned at 8:10 pm.

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