**Walnut Ridge Homeowners Association**

**January 2020 Board Meeting Minutes**

Thursday, January 9, 2020

Hy-Vee 156th and Maple

6:05 p.m. - Meeting called to order. Introductions made.

**Attendance: Board members:** Matthew Leonard, Jim Neugebauer, Laurie Winkelbauer

**Representative from PJ Morgan Real Estate** - Kathy Kavan

**Home owners:** Kathy Witt, Betty Johnston, Jan Wilson, Vickie McCann

* Motion was made to approve agenda by Laurie and seconded by Matt.
* Motion was made to approve November 2019 HOA Meeting Minutes was made by Jim and seconded by Laurie.

**Officer Reports:**

**Treasurer Report – Kathy**

* December 2019 financial report was shared by Kathy and reviewed by all.
* Kathy reported liens have been placed on those homes who have not paid their HOA dues. Many have caught up but we do have some that are still delinquent and gave been for more than one year.

**Architecture – Matt**

* No new change forms/requests have been submitted for approval from homeowners.
* Matt approved a request for a snow fence in Dec 2019.
* There was some discussion about colors on the exterior of some homes and what constitutes “neutral tones”. Some felt blue shades and black are not neutrals. It was noted some homeowners in the neighborhood have not submitted their paint color for approval.
* It’s always helpful if homeowners submit their plans (including paint colors) before painting their home so they can be sure the color those are choosing is approved.
* There was some discussion about sheds that are popping up in the neighborhood. PJ Morgan has sent letters to the homeowners who erected sheds that are not attached to the house per the covenants. If the sheds aren’t removed a monthly fine will be assed to the home owner.

**Landscaping – Matt**

* Electrical issues at the park. Matt went to check out the problem and noted the GCIF breaker is bad and would need to be replaced by an Electrician.
* There was discussion around whether the HOA should continue to fund landscape lighting at the park.
* The City of Omaha doesn’t pay for any lighting in the park. Most don’t have landscape lighting at all.
* Some homeowners present felt the park lighting shouldn’t be paid for by home owners out of HOA dues. The suggestion was made to eliminate the ambience lighting in the park to save some money.
* It was noted the lighting we are talking about doesn’t illuminate the walkways or provide safety. It is more for ambience. The lighting is directed towards trees and has about an 18-24 inch area of light thrown that isn’t close to the sidewalk.
* The issue of whether to continue to have landscape lighting the in park or now might be best brought up at the Annual HOA Meeting in May 2020. It could be put to a vote by those who attend the meeting.

**Subdivision Entrances - Matt**

* City project to put in sidewalks by the 160 St and Maple St entrance is still delayed. It was mentioned that when they are able to do this they will likely destroy some of the landscaping that would have to be replaced. There will be a cost to the HOA. The HOA will have to replace plantings.
* There was clarification on what the city owns/mows/maintains near the entrances for those present. Some voiced dissatisfaction with look of things after the city mows, but all agree we don’t have control over how the city mows.
* Matt reported the Electrical Service at the entrance to 160 St and Maple St is on its last leg and will need to be updated. Will need to get some bids.
* Need to investigate why the landscaping lights in the median (by the trees) at the 156 St and Sprague St entrance aren’t turned on. That electrical panel was updated within the last two years, but the lights are never on.
* Matt was shopping for the best price for storage of the Christmas Wreaths for the year. Casey Campin has generously volunteered to store them for free at his shop.

**Safety – Jim**

* OCCP met 1/8/20 – there were no recent crimes to report from our neighborhood.
* There were more garage doors being left open and a few street lights that were reported to be out.
* Sidewalk on 160th Ave and Spaulding St is unsafe. City of Omaha is aware.

**2020 Activities- Laurie**

* Will get the list of activities together for 2020 and send out in the next communication to home owners
* **Annual Easter Egg Hunt**- The Sunday before Easter. (Sunday April 5) Homeowners Angie McDaniel and Vickie McCann have volunteered to run the event this year. HOA pays for the candy and the eggs.
* **Spring Clean Up** – sponsored by City of Omaha – date TBD. *Will need volunteers from the neighborhood to help direct traffic and unload vehicles.*
* **Spring park clean up** *–* date TBD*. Will need volunteers to help prune the small tree branches in the park.*
* **Annual HOA meeting** - first Thursday in May (May 7) Location TBD
* **Spring Garage Sale** – Thur, Fri, Sat after Memorial Day (May 28, 29, 30)
* **Neighborhood night out** – First Tuesday in August (Aug 4) – HOA will plan to offer reimbursement for up to $100 per block party in our subdivision. Have done this the past 2 years. Last year only one block had a party and submitted for reimbursement.
* **Fall Clean Up** – sponsored by HOA. Date TBD. HOA will provide the dumpster. *Will need volunteers from the neighborhood to help unload vehicles.*

**Next HOA meeting -**

* Next HOA meeting is the Thursday March 5, 2020. 6:00 p.m. at the Hy-Vee diner on 156th and Maple.
* All homeowners are welcome to attend.

\*A special thank you to the home owners who attend this meeting. It was great to have their input and led to some really good discussion. Keep coming back!