

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, October 13, 2022 —7:00 pm

HyVee Cafeteria 156 and Maple

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

Representative from PJ Morgan Real Estate – Billy Clark

Homeowners in attendance: Stephanie Neugebauer

Call to Order- Bob Kipling

- Meeting called to order at 7:01 p.m.
- Meeting minutes from September 8, 2022 HOA meeting were approved.

PJ Morgan report out- Billy Clark

- Accounting changes requested at the last HOA meeting have been completed and verified by Billy
- Letters were sent to home owners whose property backs the new fence along 156 St notifying them of their responsibility to keep vegetation away from the fence and their liability if the fence is damaged as result of their neglect

Officer Reports:

Financial Report – Bob Kipling

- Financial Statement for September 2022 was reviewed prior to the meeting by all board members.
- Financial Statement was approved by board members with the exception of the general ledger for delinquent payments. There are still errors in the ledger maintained by PJ Morgan. Billy to follow-up and ensure the delinquent payment list is reconciled and accurate.

Old business – Bob Kipling

- Billy needs to follow-up with PJ Morgan accounting department to get 7 requested corrections completed. PJ Morgan needs to update their system with current homeowner/property owner information. It has not been updated consistently. Billy Clark to follow-up and let the HOA Board know when it is updated.
- Billy will copy Bob on all email communications and will send the corrected ledger to Bob.

Safety – Jim Neugebauer

- Jim is still waiting to hear back from OPD on speed traps for 160 and Taylor Street and 160 and Sprague. There are still reports of speeding and cars often running stops signs in those areas.
- Two traffic calming signs were recently defaced on Sprague Street. City of Omaha has been notified to replace the signs.

Events – Laurie Winkelbauer

- City of Omaha fall clean up during the Saturdays in October continues. See *Keep Omaha Beautiful* site for more info. (keepomahabeautiful.org)
 - Remaining Dates: 10/15, 10/22
 - 9:00 am -2:00 pm
 - Multiple neighborhoods
 - Individual sites accept differ items. Check on-line to see which sites are collecting which items.

- Accepted items: furniture (couches, chairs, mattresses, etc), televisions, microwaves, carpet, auto parts, swing sets, bicycles, lumber, drywall, empty cans/pails/buckets, tires without rims (at designated sites only), lead-acid batteries (at designated sites only), appliances at designated sites only), yard waste such as small tree limbs, brush, leaves at designated sites only), railroad ties cut into 1 foot pieces.
- Prohibited items: commercial waste, rocks, concrete, dirt, construction debris, dead animals, manure, animal bedding, tires on rims, propane tanks, pressurized tanks, household garbage, landscape timbers, full sized railroad ties, hazardous waste.

Neighborhood Issues

- Homeowner property complaint on 159th Ave. Tree branches are down and blocking the side walk. Jim and Stephanie Neugebauer volunteered to assess the situation and cut up/remove the branches.
- Contractor for property on the south side of the park significantly tore up the park ground to the north of the home this summer with heavy equipment. Jim to assess the area to see if the contractor restored the park grounds. If not, City of Omaha may need to be contacted to follow up with the contractor.

Future agenda items:

- Address electric meter in the Walnut Ridge Park. We need to get the meter removed from the monthly bills to the HOA.
- Need bids from a company or individual to maintain entrances before Spring. Would include homeowner Mary Aldinger for guidance on planting choices and design.
- Bob will invite the Morris family to attend the November HOA meeting to discuss plans for holiday decorations at front entrances this winter ad budget. They had graciously volunteered to spruce up the Christmas wreaths and come up with a better holiday decorating plan for front entrances.

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.
- Homeowners are strongly encouraged to attend the meetings to help provide input on issues and input on solutions to problems.
- Communication to neighbors happens 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 November 13, 2022 at Hyvee Cafeteria on 156 and Maple at 7:00 pm. All are welcome.

Meeting was adjourned at 7:54 pm.

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