

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Meeting

Thursday, Nov 12, 2021 —7:00 pm

HyVee cafeteria 156 St and Maple St

**Attendance: Board members:** Robert (Bob) Kipling (President), Laurie Winkelbauer (Secretary)

**Representative from PJ Morgan Real Estate** – James Schneider

**Homeowners in attendance:** Margaret Conlon, Coralee Meidlinger

## Call to Order- Bob Kipling

- Meeting called to order at 7:00 p.m.
- Meeting minutes from Oct 14, 2021 HOA meeting were approved.

## Officer Reports:

### Treasurer Report – James Schneider

- Financial Statement for October 2021 was sent to the Board before the meeting.
- October Financial Report was reviewed by all present and approved by board members.
- There is approximately \$3200 in delinquent HOA dues.

### Old business – Robert Kipling

- Maple Street clean up – Completed with volunteers. No cost to the subdivision.

### New business -Robert Kipling

- Talked about the possibility of restructuring our Walnut Ridge web page to make it more user friendly and informative regarding HOA information. James shared that Elk Creek recently updated their web page and it is very easy to navigate.
- ACR- No outstanding ACRs to approve
- Landscaping clean up at entrances was recently done and everything looks good
- Bids for fence replacement -Bob
  - S & W Fencing gave us a bid to replace all fencing that runs along 156th St. (1683 feet of white vinyl fencing).
  - Bid was for \$79,501.83
  - There was discussion around replace the fencing on 156<sup>th</sup> St soon because we have enough funds to do that part of the project and it is in the worst shape.
  - Bob will invite the S & W fence company to come to next HOA meeting.
  - Still planning to have broken fence sections on Maple street repaired.

### Neighbor complaints – Robert Kipling/James Schneider

- Commercial dumpster sitting in the driveway at one home for reportedly 3 months. Bob talked to the homeowner recently and the dumpster was supposed to be removed. Bob will follow-up again with the homeowner.
- Recycling bin and trash bin left out in front of a garage on N 161 Ave. The neighbor might be out of town. Bob will check to see if the bins have been removed yet. We would still encourage neighbors to have conversations with their neighbors as the first step.

### Upcoming events– Laurie Winkelbauer

- None planned

### OCCP neighborhood safety report

- There continues to be a rash of thefts in Omaha in which unlocked cars are rummaged through for valuables during the night.
- Keep your cars locked and if at all possible on your driveway or in your garage. Neighbors look out for each other and call the police for anything suspicious.

**Holidays** – Christmas Wreaths for front entrances are being stored. Bob to contact the person storing them. Hope to get them hung up soon.

**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 Dec 9, 2021 at 7 pm, Hyvee dining room on 156<sup>th</sup> and Maple.

**Meeting was adjourned at 8:01 pm.**

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

*A big thank you to neighbors Margaret and Coralee for coming to the meeting and offering their input. Please come again!*