

Walnut Ridge Homeowners Association

Walnut Ridge HOA Meeting

Thursday, Dec 9, 2021 —7:00 pm

HyVee cafeteria 156 St and Maple St

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

Representative from PJ Morgan Real Estate – James Schneider

Homeowners in attendance: Ron and Denise Kenkel

Call to Order- Bob Kipling

- Meeting called to order at 7:07 p.m.
- Meeting minutes from Nov 12, 2021 HOA meeting were approved.

Officer Reports:

Treasurer Report – James Schneider

- Financial Statement for November 2021 was sent to the Board before the meeting.
- Suggestion was made to add some money to the operational budget of 2022 for fence repairs. Board will determine that amount before the next HOA meeting based on the cost of previous fence repairs.
- There should be a line item for fence replacement in the budget as well since the plan is to replace the fencing along 156th St in 2022. Will add that amount as soon as the exact amount is known (based on vinyl fencing style selected).
- November Financial Report was reviewed by all present and approved by board members.
- Board members will now need to go-line to approve expenditures through PJ Morgan. Casey Campin is owed for late summer/fall lawn services. This bill should be paid out this week.
- Homeowners can pay yearly dues online this year.

Old business – Robert Kipling

- Fence replacement
 - There is enough money in the money market account to get the entire length of 156 St fence replaced.
 - S & W Fence Company submitted a bid to replace 1683 feet of fencing.
 - Approximately \$79,000 - \$83,000 (depending on style/product chosen) to replace the entire length of 156th St.
 - Bid includes material and labor.
 - 20 year warranty.
 - White vinyl fence with acorn finials.
 - S & W will honor the current bid through early January.
 - Bid doesn't include City permits (approx. \$1400).
 - The plan is to replace the entire 156th St fencing (1683 feet) in the next few months.
 - Plan to replace the entire Maple Street fencing in approximately 3 years.
 - HOA members and homeowners present felt it would be best to look at the fencing styles/products in person before picking a certain type of fencing. The Board is planning to do that in the coming week.
- Maple Street fence repairs – Not yet completed in all areas. Some appear to be done. Bob to follow up with Tom and Ron's Fence Repair. We also need to make sure the very last section of fencing along Maple (furthest from 156 St) is part of the repairs.

- Christmas Wreaths for subdivision entrances- Bob to get them this week from the homeowner who is storing them. The homeowner recently had surgery and isn't able to retrieve them from his attic. Bob and his wife will look them over and spruce them up before hanging.

New business -Robert Kipling

- ACR- One ACR for solar panel placement on a roof was submitted prior to the HOA meeting. All board members approved it. Board asked PJ Morgan to suggest the homeowner also have conversations with neighbors who surround their home and possible have line of sight to the solar panels. This is always helpful and promotes great relationships between neighbors.

Neighbor complaints – Robert Kipling/James Schneider

- No new complaints.
- Commercial dumpster in the driveway at one home has been removed.
- 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

- None planned

OCCP neighborhood safety 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 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 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 Jan 13, 2021 at 7 pm, HyVee dining room on 156th and Maple.

Meeting was adjourned at 8:04 pm.

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

A big thank you to neighbors Ron and Denise for coming to the meeting and offering their input. Ron and Denise were also invited to go to S & W Fencing with the Board to look at fencing options for the subdivision. Please come again!