

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Annual Meeting

Wednesday, Feb 17, 2021 — 7:00 pm

Virtual Meeting- Zoom

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

**Representative from PJ Morgan Real Estate** - Kathy Kavan (Treasurer)

**Homeowners in attendance:** none

## Call to Order- Bob Kipling

- Meeting called to order at 7:00 p.m.
- Meeting minutes from Dec 7, 2020 HOA meeting were approved

## Officer Reports:

### Treasurer Report - Kathy Kavan

- Financial Statement for Jan 2021 was sent to the board before the meeting.
- Financial Report was reviewed and approved by the board.
- In Jan 2021 PJ Morgan sent out letters to homeowners about the annual 2021 HOA dues and Special Assessment collection for the fence replacement. A list of home owners who have already paid their dues was reviewed. Neighbors have until April 2021 to pay dues.

## New Business

- Bob updated the HOA information for the City Directory
- The board discussed the annual City of Omaha Neighborhood Grant Program – this year the \$5000 grant application has to be related to COVID: i.e. food/PPE/vaccines/education. Since the grant can't go to neighborhood improvements, the HOA voted against applying for a grant this year.
- A neighbor mentioned that the Christmas wreaths were not put up at the entrances in December 2020. The wreaths are stored at another location when not used. It was an oversight that they weren't put up.

## Architectural & Landscaping Report – Bob Kipling

- The Board previously voted to keep some money in the 2021 budget for landscaping after the City of Omaha adds the sidewalks to the 160<sup>th</sup> and Maple Entrance. Bob will check with the City to see what the plans are for adding the sidewalk.
- No summited ACRs to review
- One home owner had reached out regarding adding solar panels on their rear roof. Covenants don't contain any wording on solar panels. Bob recommended to the homeowner that they might want to discuss first with their neighbors who have line of sight to their roof. Also asked the home owner to submit a ACR to the board for review.

## Secretary Report – Laurie Winkelbauer

- All normal HOA sponsored neighborhood activities remain suspended during the pandemic.
- Bob will ask the Mayor's office if there are any plans for neighborhood spring cleanups in 2021.

## Safety Report – Jim Neugebauer

- OCCP – Omaha Coalition Citizen Patrol is still patrolling the neighborhood.

- No major safety/crime issues in our neighborhood.

**Next HOA Meeting**

- Next meeting will be in April 2021. Will plan on another virtual meeting via free Zoom. Will advertise next meeting date/time.

**Meeting was adjourned at 7:37 pm.**