**Walnut Ridge Homeowners Association**

**Walnut Ridge HOA Meeting**

Thursday, February 9, 2023 —7:00 pm

HyVee Cafeteria 156 and Maple Streets

**Attendance: Board members:**  Bob Kipling (President), Laurie Winkelbauer (Secretary), Mike Brummer (Board member)

**Representative from PJ Morgan Real Estate** – not in attendance

**Homeowners in attendance:** Vicky McCann, Ron Henkel, Denise Henkel, Frank Mann, LeeAnn Mann

**Call to Order- Bob Kipling**

* Meeting called to order at 7:00 p.m.
* Meeting minutes - Meeting minutes from January 2023 were approved.

**PJ Morgan report out- N/A**

**Old Business**

* Mike reported the street light on 158th and Manderson has been fixed
* The HOA has not yet been billed for the storage unit for 2022

**Officer Reports:**

**Financial Report – Bob Kipling**

* Financial Statement for January 2023 was reviewed by all Board Members prior to this meeting and approved at the meeting.

**New business – Bob Kipling**

* Dues are starting to come in
* The annual HOA letter was finalized and will be sent to homeowners soon
* Lights at the 156 St entrance are out. Bob will check it out this week.
* Ron shared the new fence on 156 St south of Sprague St entrance is separating and showed pictures of the separated fence panels. The fence is still under warranty. Bob will call S & W fence this week.

**Safety** – N/A

**Events – Laurie Winkelbauer**

* The Walnut Ridge spring garage sale will be held the same time as the Elk Creek Subdivision spring garage sale: June 1 thru Jun 3
* Still looking for neighbors who are interested in volunteering to coordinate the Easter Egg Hunt this year. We already have the eggs. HOA would provide funds to buy the candy.
* Will check with Elk Creek HOA on combining efforts for the City of Omaha sponsored spring clean-up if the City is sponsoring it this year

**Neighborhood Issues**

* None reported

**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 solutions to problems.
* Communication to neighbors about upcoming meetings happens through 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 March 9, 2023 at HyVee Cafeteria on 156 and Maple at 7:00 pm. All are welcome.

**Meeting was adjourned at 7:34 pm**.

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