**Walnut Ridge Homeowners Association**

**Walnut Ridge HOA Meeting**

Thursday, March 9, 2023 —7:00 pm

HyVee Cafeteria 156 and Maple Streets

**Attendance: Board members:**  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:** none

**Call to Order- Bob Kipling**

* Meeting called to order at 7:02 p.m.
* Meeting minutes from February 2023 were approved.

**PJ Morgan report out- Billy Clark**

* PJ Morgan hasn’t posted the Walnut Ridge HOA meeting minutes to the web site for several months. Billy to get those minutes posted.
* PJ Morgan is working on a more streamlined customer service focused process for contacting them. They are piloting a new process now.

**Officer Reports:**

**Financial Report – Bob Kipling**

* Financial Statement for February 2023 was reviewed by all Board Members and approved.

**Old business – Bob Kipling**

* Letters were sent to all homeowners last week.
* Waiting for bids for mulch applications at entrances.

**New business** – Bob Kipling

* Bob will share the property status/HOA dues status excel file he created with all board members.
* Annual Walnut Ridge HOA meeting will be held Wednesday May 3, 2023 at DJ’s Dugout at 7:00 p.m. Billy will contact DJ’s Dugout to reserve the party room.

**Safety** – **Jim Neugebauer**

* There continues to be mailbox and porch thefts in our subdivision. Neighbors have been sharing information on Nextdoor.

**Events – Laurie Winkelbauer**

* The Walnut Ridge spring garage sale will be held the same time as the Elk Creek Subdivision spring garage sale: Thursday June 1 thru Saturday Jun 3
* No volunteers to coordinate the Easter Egg Hunt. Easter is on April 9. Laurie will post on Nextdoor asking for volunteers. If we can’t find any volunteers to coordinate the event, Walnut Ridge won’t have an Easter Egg Hunt this spring. We already have the eggs. HOA would provide funds to buy the candy for anyone interested in coordinating.
* Registration to host a City of Omaha sponsored spring clean-up event has been submitted on behalf of Walnut Ridge and Elk Creek Crossing. Location will be Standing Bear Elementary School parking lot. Date to TBD. For this event the City requires a certain number of volunteers to work the event for hours it is open. Plan is to post signs at entrances asking for volunteers as soon as the date is determined.

**Neighborhood Issues**

* None reported by neighbors.

**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 April 13, 2023 at HyVee Cafeteria on 156 and Maple at 7:00 pm. All are welcome.

**Meeting was adjourned at 7:31 pm**.

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