**Walnut Ridge Homeowners Association**

**Walnut Ridge HOA Meeting**

Thursday, April 13, 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:** Kathy Kavan and Alice Freeman

**Homeowners in attendance:** Ron and Denise Henkle

**Call to Order- Bob Kipling**

* Meeting called to order at 7:01 p.m.
* Meeting minutes from March 2023 were approved.

**PJ Morgan report out- Kathy Kavan**

* Kathy introduced the new PJ Morgan Property Manager, Alice Freeman.

**Officer Reports:**

**Financial Report – Bob Kipling**

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

**Old/New business** – **Bob Kipling**

* Bob shared the property status/HOA dues status excel file he created with all attendees.
* Annual Walnut Ridge HOA meeting
  + Wednesday May 3, 2023 at 6:30 p.m.
  + Location: DJ’s Dugout party room.
* Thank you to Ron Henkle for voluntarily cleaning up the landscaping at the Maple street entrance.
* We have 1 bid for mulch application and clean-up at the Entrances and common areas. PJ Morgan is going to get another bid.
* The board approved the mowing bid submitted by Casey Campin. Bid covers mowing HOA property along 156 St.

**Safety** – **Jim Neugebauer**

* Timer lights in Sprague Street entrance are not working. Jim will assess the problem. If something easy, he will fix it. But, since these timers have had repeated problems we may need to hire an electrician.
* Lights in the Walnut Ridge Park also need to be looked at. Very few are working and many are damaged or have been pulled out of the ground. Jim stated he would assess the park lights as well.

**Events – Laurie Winkelbauer**

* There was no volunteer interest in organizing an Easter Egg Hunt this year.
* 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
* City of Omaha sponsored spring clean-up event
  + Saturday May 13 from 9 a.m. – 2 p.m.
  + Standing Bear Elementary School parking lot.
  + The City requires a certain number of volunteers to work the event for the hours it is open. Plan is to post signs at entrances asking for volunteers as soon as the date is determined.
  + We are planning this event with Elk Creek Crossing subdivision
  + Laurie is meeting with the Elk Creek Crossing HOA to determine next steps for organizing volunteers and communicating to neighbors.

**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 encouraged and welcome 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: Annual Meeting**

* Thursday May 3, 2023 at D.J.’s Dugout Sports Bar 19020 Evans St at 6:30 p.m.

**Meeting was adjourned at 7:54 pm**.

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