

Walnut Ridge Homeowners Association

April 2020 Board Meeting Agenda

Thursday, April 30, 2020—5:30pm

Virtual Meeting- Zoom

Attendance: Board members: Matt Leonard, Jim Neugebauer, Robert Kipling, Laurie Winkelbauer

Representative from PJ Morgan Real Estate - Kathy Kavan

Homeowners: none in attendance

Call to Order- meeting called to order at 5:40 p.m.

Reading of January Meeting Minutes

Laurie Winkelbauer

January 2020 minutes approved

Officer Reports:

- **Annual Meeting** - Due to the ongoing pandemic and social isolation initiatives the board voted to postpone the Annual HOA meeting from May 4 to possibly mid-July. It was felt having a meeting when people can attend in person in the summer is better than trying to conduct the annual meeting via large group conference call. No date was determined yet.

Treasurer Report

Kathy Kavan

- Financial Statements for April 2020 were reviewed
- Delinquency List for HOA annual dues - 79 home owners haven't paid in 2020. This equated to more than \$10, 000.
 - Discussion on why so many are delinquent this year
 - Send out a reminder to all home owners who haven't yet paid their annual dues. Late fees will be applied after May 31, 2020. All board members felt part of the letter to home owners should include if people are having any extenuating circumstances that prevent them from paying their dues they should reach out to PJ Morgan.
 - Dues can be paid on-line to PJ Morgan

Architecture – Matt

- No new change forms/requests have been submitted for approval from homeowners.
- Liens for not abiding the covenants
- Anonymous letter- Trailers parked outside, cars outside, pile of rocks in yard.

Landscaping – Matt

- Unexpected Electrical issues at the park. – McKay Electrical gave us a bid of \$800 to fix since transformer blew out.
 - The board unanimously voted not to put any more HOA money into fixing electrical issues in the park.
 - The electrical system in the park is often needing expensive repairs. The City owns the park but isn't responsible for park lights and doesn't maintain them or put any lights in other parks.
 - The HOA has maintained the park electrical and lighting for years, but it has become cost prohibitive. None of the board members felt this was a good use of homeowner's dues.
 - Lights at the entrances to our subdivision are more important to put money into as opposed to the yearly electrical and lighting issues at the park. Lights at 156 St entrance

have not worked for years. McKay Electrical thinks they are all burned out bulbs and is going to change them.

- Annual Service Contract with McKay Electrical was signed.
- Contract with Casey Kampin for Lawn Services was also signed.
- Walnut Ridge Fence accosted by the deer on approx. 161 and Maple Street
 - Laurie had reached out to Acreage Fences on March 27. They were supposed to send someone to look at the damage and get back to us in a few weeks. We haven't heard back yet. Laurie will follow-up with them.
- Large Rock that on the curb after the City removed tress has been moved back into the traffic calming device by neighbors.
- Trees removed from calming devices
 - Matt had reached out to the City to find out why trees were being removed
 - The traffic calming devices are City of Omaha property. The City is proactively removing all Ash Trees due to Emerald Ash Borer
 - Matt shared this information with all Walnut Ridge homes on NextDoor
 - Question of what to do about barren traffic calming devices long Sprague St. The area is too narrow for planting trees. As trees mature they will quickly outgrow the space and no water source to keep them alive. Some traffic calming devices are over-planted with trees, others have nothing in them. Discussed putting rock, shrubs or some perennials in them. No decision was made. Can bring up in the Annual HOA meeting.

Subdivision Entrances - Matt

- City project to put in sidewalks by the 160 St and Maple St entrance is still delayed. It was mentioned that when they are able to do this they will likely destroy some of the landscaping that would have to be replaced. There will be a cost to the HOA. The HOA will have to replace plantings. We are waiting to hear more from the City.

Home owner complaints -

- Trailers parked in driveways
- Boat trailer in front of one house
- Large pile of rocks and concrete in yard
- Kathy to send a letter from PJ Morgan to remind each of them about violations
- Request to put a pool in the park. Walnut Ridge Park belongs to the City of Omaha. Homeowners can contract the City of Omaha.
- Question of why home owners who have the Walnut Ridge white fence in their back or side yard yards aren't responsible for more of the upkeep costs of the fence and for ensuring the fence doesn't get damaged by weed trees growing from their yard. This issue has been repeatedly discussed by the HOA in meeting and was discussed at the 2019 Annual HOA meeting. Homeowners at that meeting decided not to assess higher dues to home owner property has part of the fence on it.
- Sump pump run-off in streets. Curbs and streets are City of Omaha property. Neighbors can call the mayor's hotline to report any possible code violations.

Safety – Jim

- Limited patrolling by Neighborhood Patrol
- Need 2 people to patrol and with social distancing the only way to do that is for those in the same household to patrol.
- No recent reports of violence, vandalism or crime.
- OCCP training was cancelled.
- New Police Captain on March 18, Captain Marsha West.

- Will attach OPD OCCP newsletter to HOA meeting minutes
- Anti-Semitic signs popped up in the neighborhood weeks ago. They were removed by neighbors who found them and it was reported to the police. No more signs since.
- Some teenage vandalism to random mailboxes a while back, but nothing recent.

2020 Activities- Laurie

- Annual City sponsored Spring Clean-Up – on hold. Haven't heard anything from the City on if or when it will be rescheduled
- Will not have the Annual Walnut Ridge garage sale after Memorial Day due to pandemic. Can look at rescheduling it during the summer.
- Tuesday August 4, 2020 is the annual city-wide neighborhood night out. If a block party is held within the subdivision they can submit a request for reimbursement of food costs for up to \$100.
- Usually have a Walnut Ridge garage sale after labor Day.
- In the past HOA has paid for a dumpster in the fall for clean-up. No plans to do this yet. Last year the dumpster was much smaller in size for the price and was quickly filled up with mattresses and furniture. The only volunteers at that clean-up were HOA board members.

Next HOA meeting -

- Next HOA meeting is Thursday June 4th, 2020. Location and type of meeting to be determined and communicated on NextDoor and Facebook.
- As always, all homeowners are welcome to attend.

The meeting was adjourned at 6:39 p.m.