

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Annual Meeting

Wednesday, April 7, 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 Feb 17, 2020 HOA meeting were approved

### Officer Reports:

#### Treasurer Report - Kathy Kavan

- Financial Statement for March 2021 was sent to the board before the meeting.
- Financial Report was reviewed and approved by the board.
- A list of homeowners who have paid their annual dues/special assessment for the fence was reviewed. Neighbors have until April 2021 to pay dues. PJ Morgan will send out reminders to all homeowners who haven't yet paid their assessment.
- There was discussion about the current interest rate for the CD in which the special assessment funds are being held. It was thought the interest rates are low and not likely to be better if we moved the money to another place. The board unanimously felt the special assessment funds for the fence should not be moved at this time.
- After reviewing the electrical bid for 2021 to replace Halogen bulbs in the lights at the entrances it was discussed how we can save that money for the subdivision if we have volunteers to do it. Jim volunteered to buy the bulbs and replace them when they are burned out which will save us several hundred dollars. Jim and Bob are going to assess the entrances to see how many Halogen bulbs are burned out.

### New Business

- A neighbor had asked PJ Morgan what timeline was in place for replacing the common fence that borders 156 Street and Maple Street. The original timeline was 10 years to collect enough funds to replace the entire fence. We can't start until all the money is collected to ensure the fence looks uniform with the same materials. The fence was budgeted to include the inflation cost after 10 years.
- All trash containers need to be stored out of sight from the view of the street. Per the covenants they can't be stored on driveways or in front of garages except on the designated trash pick-up day.
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### 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. Follow-up from last meeting: Bob checked with the City to see what the plans are for adding the sidewalk. At this time there are no plans for the City to add a sidewalk to the 160 St entrance in the near future.
- All submitted ACRs were reviewed and approved prior to the meeting. The Board is committed to reviewing them quickly for homeowners.

- It was noted that mulch had been put down in entrance areas and looked good.

#### **Secretary Report – Laurie Winkelbauer**

- **City Spring Clean Up** - The City of Omaha has indicated the City Sponsored 2021 Spring Clean-up event will take place on five consecutive Saturdays in May from 9:00 AM to 2:00 PM in different sections of the City. As soon as we hear more about it, we will share on Nextdoor.
- **Neighborhood Garage sale** – In conjunction with Elk Creek subdivision Walnut Ridge will also be having an Annual Neighborhood Garage sale Thursday through Saturday May 27, 28 and 29. Kathy Kavan will post the garage sale signs at the two main entrances on Sunday May 23.

#### **Safety Report – Jim Neugebauer**

- OCCP – Omaha Coalition Citizen Patrol is still patrolling the neighborhood. They are noticing a lot of open garage doors with the nicer weather. A reminder to everyone to look out for your belongings and keep an eye out for your neighbor's too.
- No major safety/crime issues in our neighborhood.

#### **Next HOA Meeting**

- Next meeting will be in May 12, 2021 at 7:00 PM. Will plan on another virtual meeting via free Zoom. Will advertise next meeting date/time.
- Plan to have a face to face annual meeting in the Summer 2021. Possibly August?

**Meeting was adjourned at 7:45 pm.**