

Walnut Ridge Homeowners Association

Walnut Ridge HOA Annual Meeting

Wednesday, May 12, 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 7:07 p.m.
- Meeting minutes from April 7, 2021 HOA meeting were approved

Officer Reports:

Treasurer Report - Kathy Kavan

- Financial Statement for April 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. Approximately 40 homeowners have not paid their 2021 annual dues or special assessment for the fence replacement project. PJ Morgan will send out reminders to all homeowners who haven't yet paid their assessment. If not paid by end of summer liens will be placed on those properties who are delinquent for 2021. HOA Board asked PJ Morgan to let them know of any special circumstances homeowner are experiencing which may prevent them from paying dues.
- Liens on some properties who haven't paid dues in 2020 or earlier need to be renewed. PJ Morgan is overseeing this.
- It was suggested that a list of things HOA dues pay for be included with the next letter that is sent out to homeowners regarding HOA dues. Many neighbors don't realize what the subdivision is responsible for paying for and mistakenly think the City of Omaha is responsible.

New Business

- A neighbor had asked the HOA to get involved with a homeowner whose RV is parked on a driveway but extends onto the sidewalk and blocks sidewalk access. This issue is a City of Omaha responsibility and involves City ordinances. It was suggested the neighbor contact the Mayor's hotline to ask the City to assess the complaint.
- A suggestion was made to replace smaller plantings behind the subdivision entrance sign on the 160th Street and Maple Street entrance. Those plants could be dug up and replanted elsewhere in the landscaping. A suggestion was also made to plant some dwarf Alberta Spruce trees behind the sign. It is desired to plant something that has enough room to grow in the space and hearty enough to survive Nebraska seasons. The trees could be obtained at end of season at a discount or possible be donated. HOA Board members would provide the volunteer labor to dig up plants and also to plant/water any trees that are planted.

Architectural & Landscaping Report – Bob Kipling

- **ACR-** All submitted ACRs were reviewed and approved prior to the meeting. The Board is committed to reviewing them quickly for homeowners.

- **Lights at entrances/islands-** Jim and his wife, Stephanie, replaced all the LED lights in the island off the 156th Street and Sprague Street entrance. A huge thank you to them for doing this for the entire subdivision! Jim will be reimbursed through PJ Morgan on behalf of Walnut Ridge HOA for the cost of the light bulbs that he purchased. This saved the subdivision money that would have been ordinarily paid to an electrician or handyman to perform this task.
- **Entrance signs** - Cleaning solution was purchased to scrub the entrance signs at the Sprague Street entrance. HOA Board members will set up a date to clean the signs. Board members volunteered to clean the signs. This is to save the subdivision money. The Board voted to approve this plan.
- **Light timers** - It was noticed that a sensor/timer is on the lights near the Sprague Street entrance. But, on the 160th Street entrance there is a light sensor/timer on one side only and not on the other side. This means the section that doesn't have the sensor has lights burning 24/7. A sensor/timer can be reasonably purchased on Amazon. Cost is approximately \$35-\$40. Would also need to purchase a weather proofed box to protect the timer. It was felt the box could be found at a local hardware store. Bob and Jim are willing to donate the labor to buy supplies and install the sensor/timer to the 160th St entrance. This should again save the subdivision money in not having to hire someone to perform this work. The Board voted to approve this plan.

Secretary Report – Laurie Winkelbauer

- **City Spring Clean Up** - The City of Omaha 2021 Spring Clean-up took place on Saturday May 1 at Standing Bear Elementary School. The HOA Board President and Vice President were the only volunteers working at the event out of the three subdivisions (Torrey Pines, Elk Creek and Walnut Ridge) that participated in the event. It was estimated approximately 100 cars/trucks took advantage of the spring clean-up. The City required someone be present at the site to oversee the dumping of items. A big thank you to Bob and Jim for being there the entire time and helping to unload vehicles. If they hadn't been there the event would have been cancelled by the City.
- **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 Monday May 24.

Safety Report – Jim Neugebauer

- **OCCP** – Omaha Coalition Citizen Patrol is still patrolling the neighborhood. They are noticing a lot of open garage doors and occasional street light with a burned out light. A reminder to everyone to look out for your belongings and keep an eye out for your neighbor's too.
- At the most recent OCCP meeting with OPD there was no major safety/crime issues reported in our neighborhood.

Next HOA Meeting

- Next HOA meeting will be June 23, 2021 at 7:00 PM. Will plan on a face to face meeting at HyVee restaurant on the corner of 156th Street and Maple Street. Will advertise next meeting date/time.
- **Annual Meeting** - Plan to have the annual HOA meeting in August 2021. Bob will check into using the conference room at the Bank near 156th St and Sprague St so we can have an in-person meeting. This will be the plan unless the pandemic worsens.

Meeting was adjourned at 7:56 pm.

