

Walnut Ridge Homeowners Association

Walnut Ridge HOA Annual Meeting

Wednesday, June 23, 2021 — 7:00 pm

Virtual Meeting- HyVee cafeteria 156 and Maple St

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 May 12, 2021 HOA meeting were approved

Officer Reports:

Treasurer Report - Kathy Kavan

- Financial Statement for May 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 29 homeowners have not paid their 2021 annual dues or special assessment for the fence replacement project. PJ Morgan sent out reminders to all homeowners who haven't yet paid their assessment. If not paid by end of August liens will be placed on those properties who are delinquent for 2021.

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.
- **Entrance signs** - Cleaning solution was purchased to scrub the entrance signs at the Sprague Street entrance. HOA Board members are planning to volunteer their time to clean the entrance signs and will set up a date to get this done when dry weather is expected. This will save the subdivision some money.
- **Light timers** – With prior Board approval Jim donated his time to buy supplies and install the sensor/timer to the 160th St entrance. This saved the subdivision money in not having to hire someone to perform this work. Bob reset the breaker box at the Sprague St entrance after noticing the lights weren't working. This also saved the subdivision money that would have been spent asking an electrician to come out to assess and fix the problem.
- **Pruning trees in the park** - Need to work on pruning the trees in the park. e.g. removing the suckers from the trees. This is something the City will not do. The last time this was done was by two Board members and two other volunteers several years ago.

Secretary Report – Laurie Winkelbauer

- The City of Omaha Spring clean up in May went well but there were only two volunteers, both from the Walnut Ridge HOA, to help run the event (direct traffic, ensure no illegal dumping and help unload cars). Other subdivisions participated in the event this year, but there were no volunteers from those subdivisions to help. The City requires that someone from the neighborhoods must be present to work the event. Since the only people who help at these events are Board members, it could be possible future events would be cancelled due to lack of volunteers.
- No upcoming events are planned. There won't be a fall dumpster day.

Safety Report – Jim Neugebauer

- **OCCP** – Omaha Coalition Citizen Patrol is still patrolling the neighborhood. They are noticing a lot of open garage doors and an occasional burned out street light. A reminder to everyone to look out for your belongings and keep an eye out for your neighbor's too.

Next HOA Meeting:

- The Board voted to resume monthly regular meetings. Starting in July, the HOA meetings will be on the second Thursday of the month at 7pm. Will continue to plan to meet in the HyVee Cafeteria on 156 and Maple.
- **Annual Meeting** - Plan to have the annual HOA meeting in mid August. 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. Will go back to having the annual meeting in May in 2022.
 - There was also some discussion on what would be most helpful for homeowners for Board members to present at the annual meeting. Ideas included: share financial statements/budget (something that is always done at the annual meeting), explain what HOA dues pay for, share a map that highlights what the City is responsible for maintaining and what the HOA is responsible for maintaining, report on the special assessment to replace the fence and where we are at with collecting the money/getting the fence replaced, the need for more volunteers to help at events that benefit the neighborhood and the need for more neighbor involvement and input at the monthly meetings.

Meeting was adjourned at 8:00 pm.