

# Walnut Ridge Homeowners Association

## Walnut Ridge HOA Annual Meeting

Wednesday, July 8, 2021 —7:00 pm

Virtual Meeting- HyVee cafeteria 156 St 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 7:02 p.m.
- Meeting minutes from June 23, 2021 HOA meeting were approved. It should be noted in the minutes: the volunteerism of Bob and Jim in fixing the electrical issues at the entrances instead of contracting with an Electrician saved the subdivision \$723 based on a bid we received from McKay Electrical.

## Officer Reports:

### Treasurer Report - Kathy Kavan

- Financial Statement for June 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 25 homeowners have not paid their 2021 annual dues or special assessment for the fence replacement project. PJ Morgan previously 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.

## New business

- **Annual HOA meeting scheduled to be on August 26 at 7 pm** – located TBD
- **Annual Meeting location** - Bob will verify with Foundation Bank if the annual HOA meeting can be held there. Alternate plan is to hold the meeting at Porky Butts Restaurant located near 156th and Ruggles St.
- **Stained entrance signs** - Bob, Jim and Laurie are planning to working on scrubbing the entrance signs on an upcoming evening or weekend. The products to clean the signs have been obtained. One of the homeowners near the entrance on Sprague has offered the use of his water to help clean the signs, which will help a lot.
- **Proposed HOA annual meeting agenda** –
  - Share HOA financial report
  - Explain what HOA dues pay for – many people don't understand what the money goes towards
  - Explain what the City of Omaha is responsible for and what the Subdivision is responsible for – many people assume the City is responsible for things that the subdivision is actually responsible for
  - Discuss changing covenants and what is legally required to make any changes – i.e. should above ground pools be allowed, should detached sheds be allowed, etc..
  - Get input from homeowners on covenants
  - Report out on fence damage from the storm
  - Report out on money collected to replace the entire subdivision fence
  - Getting back to more normal schedule in 2022

- Volunteers to help trim trees in the park
- Volunteers to help at spring clean up
- The need for more homeowner participation/input at monthly meetings
- How do homeowners want the HOA to communicate/share information
- Homeowner feedback/suggestions
- **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.
  - **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. Plan to ask for volunteers at the annual meeting.

**Secretary Report – Laurie Winkelbauer**

- No upcoming events are planned. There won't be a fall dumpster day.
- The annual City of Omaha **Neighborhood Night Out** is on Tuesday August 3. If Walnut Ridge neighbors are wanting to have a block party on their block the HOA is willing to reimburse up to \$100 per block. Receipts must be submitted through PJ Morgan for reimbursement.

**Safety Report – Jim Neugebauer**

- **OCCP** – Omaha Coalition Citizen Patrol is still patrolling the neighborhood. No safety events to report.

**Monthly HOA meetings**

- 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 St and Maple St. We *really* need more homeowners to attend the meetings to help provide input on issues and input on solutions to problems.

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