**Walnut Ridge Homeowners Association**

**Walnut Ridge HOA Meeting**

Thursday, Sept 9, 2021 —7:00 pm

HyVee cafeteria 156 St and Maple St

**Attendance: Board members:**  Robert (Bob) Kipling (President), Laurie Winkelbauer (Secretary)

**Representative from PJ Morgan Real Estate** - Kathy Kavan

**Homeowners in attendance:** Ron Henkle

**Call to Order- Bob Kipling**

* Meeting called to order at 7:00 p.m.
* Meeting minutes from Aug 26, 2021 Annual HOA meeting were approved.

**Officer Reports:**

**Treasurer Report - Kathy Kavan**

* Financial Statement for August 2021 was sent to the Board before the meeting.
* August Financial Report was reviewed and approved.
* A list of homeowners who have paid their annual dues/special assessment for the fence was reviewed.

**New business**

* **Maple Street clean up**
  + Ron has already started voluntarily working on elevating the trees along Maple Street in the evenings. He has finished approximately 12 trees so far and has been hauling away the branches which has saved the neighborhood money.
  + The plan is for Ron and Bob to keep elevating the trees.
  + The trees that have been elevated look great.
  + Thank you Ron for the hard work and time you have put into this task.
  + The entire Walnut Ridge fence line still needs to be cleaned up. Need to remove weed trees and mulberry bushes that are growing into the fence. Will need many volunteers to help with this work.
* **Park tree clean-up**
  + Park tree clean-up TBD.
  + Laurie to reach out to the City of Omaha Park’s Dept to let them know we are planning to working on the trees in Walnut Ridge Park and ask questions about disposal of branches.
* **Park amenities**
  + There is a need to evaluate current and future park amenities such as the tree lights and the pavilion
  + Will plan on doing this soon.
* **Architectural & Landscaping Report – Kathy Kavan**
* **ACR**- One submitted ACRs was reviewed and approved.

**Monthly HOA meetings**

* The HOA meetings are 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 7:51 pm**.

**Contact the HOA: WalnutRidgeHOA.NE@gmail.com**