MINUTES OF THE MAY 13, 2025 WALNUT RIDGE HOA ANNUAL MEETING

The full meeting of the Walnut Ridge HOA was held in Meeting Room A of the Iowa City Public Library on Tuesday, May 13, 2025. The meeting was called to order at 7:11 PM with 48 individuals (representing 29 households plus two lawyers and one minor). Presiding was President Terrance Knecht.

Following introductions of the Board of Directors, a motion to approve the 2024 minutes was made by D Tucker and seconded by S Hedlund. It was unanimously approved.

A brief discussion of the current budget was led by Treasurer Gene Wandling and involved origin of legal fees, low balance, and questions of possible other vendors for commons upkeep. The budget was unanimously approved (so moved by B Kout, seconded by J Lemon). As an aside it was suggested that the Board contact Mark Vitosh to do a "tree inventory" of the commons, without cost to the Association.

OLD BUSINESS

- Several questions arose about the Covenants and Bylaws and their revision. Gene Wandling is the lead on that effort and updated the group as to the state of the current draft: Due to extensive legal expenses, the Board will hold the revision for now. All homeowners will have an opportunity for input prior to acceptance.
- Following a more in-depth discussion of the legal status of the 315 Butternut Lane lawsuit and targeted actions directed at the members of the BOD, attorney for the defendants, Annie Hardin (from Simmons, Perrin, Moyer, Bergman, LLC) asked that it go into the record that she/they object to a lien being placed on the property. A secret vote showed 23 households FAVOR, and 6 households OPPOSE placement of the lien. The President pointed out that the Board did not need the group's approval, but sought their input relative to such a move, when it was deemed appropriate. Relative to this lawsuit, it was discussed and reaffirmed that all correspondence between the parties go through the parties' own lawyers. A mediation date is being considered at this time.

NEW BUSINESS

- Treasurer Gene Wandling discussed the proposed 2025-26 budget, with some more discussion of unknown legal fees, cost to update Covenants/Bylaws, and what the city is responsible for in terms of upkeep in the development (roads and light fixtures). The proposed budget was approved unanimously.

- There were no new candidates to run for the Board. The President thanked Doug Wenzel and Ritu Munjal for their service and turned the vote for HIS renewal over to Board member Jeff Dill. Since President Terrance Knecht had completed his first 3-year term, he was eligible to run for a send 3-year term. A secret balloting showed 25 YES, 3 NO (with one ABSTAIN) in favor of his second term.
- J Lemon led the group's thank-you to the Board for their service.

The meeting was adjourned at 8:37 PM.

Submitted, Ruth Bentler (Secretary)

AN ADENDUM: The possibility of a SPECIAL ASSESSMENT in the coming year was discussed at the Annual Meeting. The BOD said at the Annual Meeting the possibility of a SPECIAL ASSESSMENT occurring could not be determined at that time. However, the day after the Annual Meeting, the homeowner involved with the original legal action filed a number of legal actions against the HOA that would make a SPECIAL ASSESSMENT highly probable.

WALNUT RIDGE HOME OWNER ASSOCIATION NOTICES

MAINTENANCE OF LOTS

One of the duties of the Board of Directors of the Walnut Ridge Homeowners Association is to enforce the Walnut Ridge Covenants, Bylaws and Rules for the benefit of all Walnut Ridge residents. This includes being sure that all lot owners are fulfilling their lot maintenance responsibilities. To that end, and to ensure lot owners know their maintenance responsibilities, you will find listed below those responsibilities.

1. A lot must be maintained free of weeds in the lawn and garden beds.

2. A lot must be maintained free of debris and other waste, including:
   - broken, fallen or cut trees, limbs or branches
   - broken, fallen or cut bushes
   - piles of limbs, branches and other lot debris
   - unused piles of dirt, mulch, rock or any other material

3. Dead or diseased trees, shrubs and plants must be removed from the lot.
   - Tree or bush stumps that are visible from the street(s) adjacent to the lot must be removed.
   - Stumps must be ground down or dug out to a depth at least 4 inches below the immediately surrounding grade of the lot.

4. The height of the lawn prior to mowing must not exceed 6 inches.

5. The lawn along curbs, sidewalks and driveways must be trimmed to the same approximate height as the rest of the lawn.

6. Grass clippings must be removed from the street and public sidewalks immediately after the lawn is mowed and trimmed.

7. Garden containers, lot debris containers or any other trash containers must be stored in the garage or otherwise kept out of sight.

The Board encourages each lot owner to carefully read this Notice and then look at their lot to identify any maintenance items that need to be taken care of. Hopefully, within the upcoming several weeks, any maintenance work that needs to be done will be undertaken. Thereafter, and as needed, the Board will contact lot owners who have not performed their maintenance responsibilities.

APPROVAL OF FENCES

The Board wants to remind lot owners that under Section 5 of the Covenants no fence of any description (meaning anything intended to prevent escape or intrusion or to mark a boundary) can be erected or placed on a lot until the "plans and specifications showing the

nature, kind, shape, height, materials, and location" of the proposed fence have been submitted to and approved by the Board.

APPROVAL OF HOME EXTERIOR CHANGES AND NEW LANDSCAPING

The Board also wants to remind lot owners that under Section 5 of the Covenants the plans and specifications (as described above) for any change to the exterior of a home in Walnut Ridge, including the addition of new landscaping, must be submitted to and approved by the Board prior to the commencement of the project.

FINANCIAL PROCEDURES

Below is a reminder of the financial procedures followed by Walnut Ridge HOA.

- All bills sent out will state "Due in 30 days".
- All payments to Walnut Ridge HOA are applied to the oldest outstanding debt first regardless of anything written on the check.
- Follow-up procedures on outstanding debts will:
  - Homeowners will receive a letter from the Management Company at 30 days past due;
  - Homeowners will receive a letter from the Management Company at 60 days past due; and
  - Homeowners will receive a letter from HOA attorney at 90 days past due and the cost of the action will be billed to the homeowner. Following months same.

OTHER ITEMS

Additionally, in order to maintain Walnut Ridge in the idyllic condition we all moved here for, homeowners are reminded of the following guidelines:

- Grass clippings are not to be discarded into the street (City Ordinance 52.02 as well as HOA maintenance rule);
- All dogs and cats, regardless of age, must be restrained at all times on a leash not exceeding 10 feet and under the control of a competent person, unless confined within the owner's property or vehicle. In addition, no dog poop/waste is to be left on public or other owners' property (City Ordinance 85.39); and
- Do not leave you pets' waste in either the HOA common areas, nor your neighbors' yards.

If you have any questions or concerns regarding this Notice, please feel free to contact any member of the Board. The current Board members are:

Terrance Knecht, President	tlk@terranceknecht.com
Jeff Dill, Sales Coordinator	jeffdill@lkriowa.com
Ruth Bentler, Secretary	ruth-bentler@uiowa.edu
Gene Wandling, Treasurer	glwandling@gmail.com
Kalpaj Parekh	kalpaj-parekh@uiowa.edu

September 3, 2025

Dear Walnut Ridge Homeowners,

There are a couple of important updates we would like to share:

At the May 13th Annual Meeting, the Board provided a status report regarding the pending lawsuit against one of our member homeowners. Since that meeting, the Board again offered to meet with a mediator in hopes of resolving this issue without result. At that same meeting, the homeowners in attendance overwhelmingly authorized the Board to file a lien against the homeowner's property when deemed appropriate. Last month, the Walnut Ridge Homeowners Association filed a lien against the homeowners' property in the amount of $61,797.57. In addition and as provided for in the Association's governing documents, the Board voted to begin assessing interest at the rate of 13% to any homeowner with an outstanding balance of $500 or more effective October 1.

Realistically, the Board has no choice. The Board can either sue the offending homeowner to enforce the Association's governing documents or be sued by neighboring homeowners for not enforcing the governing documents. The Board has been working closely with its legal counsel and believes that the Association has a strong case to bring the defendants into compliance. The Board can not overemphasize how critical it is that the Association prevail in this case to protect property values and maintain the beauty and integrity of the entire Walnut Ridge development.

The major unknown is that we do not know how many additional legal fees the Association will incur. It is the Board's hope that the defendants settle out of court but the Association needs to be financially prepared for continued legal fees - especially should this case go to trial. To that end, the Board has authorized a special assessment of $400 per lot which will be due on November 1. Should the $40,000 special assessment not be needed specifically for legal fees, the excess plus amounts recovered from the defendants may be used to replenish the Association's reserve fund, finance amendments to the Association's governing documents, and defer future increases in dues. Homeowners will be invoiced for the special assessment on or about September 30.

We regret that the Association has had to litigate this matter but remain fully committed to see this through to conclusion. We appreciate your support.

Walnut Ridge Board Of Directors

WALNUT RIDGE HOME OWNER ASSOCIATION NOTICES
September 1, 2025

MAINTENANCE OF LOTS

One of the duties of the Board of Directors of the Walnut Ridge Homeowners Association is to enforce the Walnut Ridge Covenants, Bylaws and Rules for the benefit of all Walnut Ridge residents. This includes being sure that all lot owners are fulfilling their lot maintenance responsibilities. To that end, and to ensure lot owners know their maintenance responsibilities, you will find listed below those responsibilities.

1. A lot must be maintained free of weeds in the lawn and garden beds.

2. A lot must be maintained free of debris and other waste, including:
   - broken, fallen or cut trees, limbs or branches
   - broken, fallen or cut bushes
   - piles of limbs, branches and other lot debris
   - unused piles of dirt, mulch, rock or any other material

3. Dead or diseased trees, shrubs and plants must be removed from the lot.
   - Tree or bush stumps that are visible from the street(s) adjacent to the lot must be removed.
   - Stumps must be ground down or dug out to a depth at least 4 inches below the immediately surrounding grade of the lot.

4. The height of the lawn prior to mowing must not exceed 6 inches.

5. The lawn along curbs, sidewalks and driveways must be trimmed to the same approximate height as the rest of the lawn.

6. Grass clippings must be removed from the street and public sidewalks immediately after the lawn is mowed and trimmed.

7. Garden containers, lot debris containers or any other trash containers must be stored in the garage or otherwise kept out of sight.

The Board encourages each lot owner to carefully read this Notice and then look at their lot to identify any maintenance items that need to be taken care of. Hopefully, within the upcoming several weeks, any maintenance work that needs to be done will be undertaken. Thereafter, and as needed, the Board will contact lot owners who have not performed their maintenance responsibilities.

APPROVAL OF FENCES

The Board wants to remind lot owners that under Section 5 of the Covenants no fence of any description (meaning anything intended to prevent escape or intrusion or to mark a boundary) can be erected or placed on a lot until the "plans and specifications showing the

nature, kind, shape, height, materials, and location" of the proposed fence have been submitted to and approved by the Board.

APPROVAL OF HOME EXTERIOR CHANGES AND NEW LANDSCAPING

The Board also wants to remind lot owners that under Section 5 of the Covenants the plans and specifications (as described above) for any change to the exterior of a home in Walnut Ridge, including the addition of new landscaping, must be submitted to and approved by the Board prior to the commencement of the project.

FINANCIAL PROCEDURES

Below is a reminder of the financial procedures followed by Walnut Ridge HOA.

- All bills sent out will state "Due in 30 days".
- All payments to Walnut Ridge HOA are applied to the oldest outstanding debt first regardless of anything written on the check.
- Follow-up procedures on outstanding debts will:
  - Homeowners will receive a letter from the Management Company at 30 days past due;
  - Homeowners will receive a letter from the Management Company at 60 days past due; and
  - Homeowners will receive a letter from HOA attorney at 90 days past due and the cost of the action will be billed to the homeowner. Following months same.

OTHER ITEMS

Additionally, in order to maintain Walnut Ridge in the idyllic condition we all moved here for, homeowners are reminded of the following guidelines:

- Grass clippings are not to be discarded into the street (City Ordinance 52.02 as well as HOA maintenance rule);
- All dogs and cats, regardless of age, must be restrained at all times on a leash not exceeding 10 feet and under the control of a competent person, unless confined within the owner's property or vehicle. In addition, no dog poop/waste is to be left on public or other owners' property (City Ordinance 85.39); and
- Do not leave you pets' waste in either the HOA common areas, nor your neighbors' yards.

If you have any questions or concerns regarding this Notice, please feel free to contact any member of the Board. The current Board members are:

Terrance Knecht, President	tlk@terranceknecht.com
Jeff Dill, Sales Coordinator	jeffdill@lkriowa.com
Ruth Bentler, Secretary	ruth-bentler@uiowa.edu
Gene Wandling, Treasurer	glwandling@gmail.com
Kalpaj Parekh	kalpaj-parekh@uiowa.edu

December 2025

TO: Walnut Ridge Homeowners Association

#1. Happy Holidays to all in our community. Our Association has completed another year. The Board of Directors wishes to thank all those homeowners who have contributed to one of Iowa City's premiere residential areas.

#2. As we know from the last three years of annual homeowner meetings, the Walnut Ridge Homeowners Association has been trying to bring one property into conformance with the Association's landscaping guidelines. It was reported at the 2025 Annual Meeting that the BOD was trying to use a mediation approach rather than a trial in order to limit the expenses to the Association. After the Association placed a LIEN on the property (per the vote at the 2025 Annual Meeting), a mediation meeting was scheduled for December 15, 2025.

The mediator, working with both sides, developed a plan to remediate the property during the conference. At this time the Association has not heard back from the property owner. More to come on that.

#3. The Walnut Ridge Homeowner Association must implement an impact fee of $500 at time of property transfer. This will be effective for all property transfers starting January 1, 2026. This fee will help offset cost borne by our HOA and help reduce the need for future dues increases. This is a fee many other Homeowner Associations collect and is also an amount similar to other Associations. This fee can be paid either by the seller or the purchaser but must be collected at the closing time for the property transfer.

#4. The Annual Meeting of the Walnut Ridge Homeowner Association will be May 12, 2026 at the Iowa City Public Library (123 South Linn Street) at 7:00 PM.

With Holiday Cheer
Walnut Ridge Homeowners Association

WALNUT RIDGE HOME OWNER ASSOCIATION NOTICES

December 20, 2025

MAINTENANCE OF LOTS

One of the duties of the Board of Directors of the Walnut Ridge Homeowners Association is to enforce the Walnut Ridge Covenants, Bylaws and Rules for the benefit of all Walnut Ridge residents. This includes being sure that all lot owners are fulfilling their lot maintenance responsibilities. To that end, and to ensure lot owners know their maintenance responsibilities, you will find listed below those responsibilities.

1. A lot must be maintained free of weeds in the lawn and garden beds.

2. A lot must be maintained free of debris and other waste, including:
   - broken, fallen or cut trees, limbs or branches
   - broken, fallen or cut bushes
   - piles of limbs, branches and other lot debris
   - unused piles of dirt, mulch, rock or any other material

3. Dead or diseased trees, shrubs and plants must be removed from the lot.
   - Tree or bush stumps that are visible from the street(s) adjacent to the lot must be removed.
   - Stumps must be ground down or dug out to a depth at least 4 inches below the immediately surrounding grade of the lot.

4. The height of the lawn prior to mowing must not exceed 6 inches.

5. The lawn along curbs, sidewalks and driveways must be trimmed to the same approximate height as the rest of the lawn.

6. Grass clippings must be removed from the street and public sidewalks immediately after the lawn is mowed and trimmed.

7. Garden containers, lot debris containers or any other trash containers must be stored in the garage or otherwise kept out of sight.

The Board encourages each lot owner to carefully read this Notice and then look at their lot to identify any maintenance items that need to be taken care of. Hopefully, within the upcoming several weeks, any maintenance work that needs to be done will be undertaken. Thereafter, and as needed, the Board will contact lot owners who have not performed their maintenance responsibilities.

FENCES

The Walnut Ridge Homeowners Association (the "Association") strictly prohibits fence installation within the Walnut Ridge neighborhood. The Association's intent is to maintain open "green" spaces and to promote the neighborhood's harmony and beauty.
However, the Association's Board of Directors (the "Board") reserves the right to approve fence installation under certain unusual or unique circumstances including (but not limited to) as part of a homeowner adding a swimming pool. In such case(s), the homeowner would need to supply the Board with the proposed fence placement plan as well as fence

specifications (including type of fence, height, materials, and color) for the Board's final approval before beginning any installation.
Any existing fences in the Walnut Ridge neighborhood installed prior to December 2025 shall be grandfathered in. If a fence is grandfathered in, Board approval will be required for any change or variance to an existing fence, or for a fence which is removed with the intent of reinstalling it.

APPROVAL OF HOME EXTERIOR CHANGES AND NEW LANDSCAPING

The Board also wants to remind lot owners that under Section 5 of the Covenants the plans and specifications (as described above) for any change to the exterior of a home in Walnut Ridge, including the addition of new landscaping, must be submitted to and approved by the Board prior to the commencement of the project.

FINANCIAL PROCEDURES

Below is a reminder of the financial procedures followed by Walnut Ridge HOA.

- All bills sent out will state "Due in 30 days".
- All payments to Walnut Ridge HOA are applied to the oldest outstanding debt first regardless of anything written on the check.
- Follow-up procedures on outstanding debts will:
  - Homeowners will receive a letter from the Management Company at 30 days past due;
  - Homeowners will receive a letter from the Management Company at 60 days past due; and
  - Homeowners will receive a letter from HOA attorney at 90 days past due and the cost of the action will be billed to the homeowner. Following months same.

OTHER ITEMS

Additionally, in order to maintain Walnut Ridge in the idyllic condition we all moved here for, homeowners are reminded of the following guidelines:

- Grass clippings are not to be discarded into the street (City Ordinance 52.02 as well as HOA maintenance rule);
- All dogs and cats, regardless of age, must be restrained at all times on a leash not exceeding 10 feet and under the control of a competent person, unless confined within the owner's property or vehicle. In addition, no dog poop/waste is to be left on public or other owners' property (City Ordinance 85.39); and
- Do not leave you pets' waste in either the HOA common areas, nor your neighbors' yards.

If you have any questions or concerns regarding this Notice, please feel free to contact any member of the Board. The current Board members are:

Terrance Knecht, President	tlk@terranceknecht.com
Jeff Dill, Sales Coordinator	jeffdill@lkriowa.com
Ruth Bentler, Secretary	ruth-bentler@uiowa.edu
Gene Wandling, Treasurer	glwandling@gmail.com
Kalpaj Parekh	kalpaj-parekh@uiowa.edu

MARCH 17, 2026

SUBJECT: The 315 Butternut Lane Property Status

TO: All Walnut Ridge Homeowners

After the second mediation session between the Walnut Ridge Homeowner's Association Board of Directors and the owners of 315 Butternut Lane, Drs. Robert Blount and Hao Tran, the parties have come to a resolution that both parties agree to comply with.

It was agreed that the 315 Butternut Lane landscape would be acceptably modified by September 1, 2026.

Thanks

Walnut Ridge Homeowner Association

WALNUT RIDGE HOMEOWNERS ASSOCIATION
Interim Financial Status
5/31/26

ASSETS	
Current Assets	
Checking /Savings	
MidWestOne Bank & Trust	$ 84,817.45
Total Checking/Savings	$ 84,817.45
Accounts Receivable	
Blount/Tran Pre-Settlement Legal Costs to HOA	$ 91,578.56
Payment By Blount/Tran	$ (45,789.28)
Blount/Tran Costs Waived by WRHOA*	$ (45,789.28)
Blount/Tran Post-Settlement Billings	$ 4,070.00
Blount/Tran Accrued Interest	$ 5,403.05
All Other membership receivables	$0.00
Total Current Assets	$ 94,290.50
TOTAL ASSETS	$ 94,290.50

*Waived contingently, WR-HOA would seek to recover this amount in the event of a trial or declaratory judgement proceeding