Walnut Ridge Condominium Association
Annual Board Meeting Minutes
Date: April 16, 2026
Location: New Apostolic Church, 2930 Wilson Ave SW, Cedar Rapids, IA 52404

Call meeting to order: Meeting was called to order by HOA Board President Jon Jansen (5:30 pm)

Attendance: 20 Owners in Attendance, including all Board Members (Jon Jansen and Marina Miller). Property Management: Angie Donels. Maintenance: Adam Wagner with Starlight

Proof of notice: Sent March 29, 2026, via email and Facebook. Notices placed on all doors of 9 buildings as well as copies mailed.

Treasurer report:

Total Operating Account	$106,050.35
Total Reserve Account	$151,122.26

Upcoming Maintenance:

- All exterior doors are going to be prepped properly and repainted
- Decks in Buildings 3130, 3140, 3150 will be stained
- Landscaping: Bushes were trimmed
- Bug Treatment: first application has been completed and done on a quarterly basis
- Fire Inspection Report: Replacing security and exit lights for reinspection at the end of April 2026

Property Management Change:

- Kelly Mitchell will be taken over the financial aspect of Property Management. Adam Wagner with Starlight will continue with Maintenance

Outstanding Maintenance Issues:

- Building 3000:
  - Step is cracking
  - Unit #1 patio is cracking, who takes care of that maintenance
  - By Unit #1 foundation cracking
- Building 3010, Unit 10:
  - Reported ongoing issues with bugs and holes in window screens. (Resident Amber Striegel was instructed to reach out to Management separately to coordinate repairs)
- Building 3050:
  - Railing by the back door is loose and needs to be tightened and wood to be finished
  - Would like to see matching railings on those steps

- Building 3060:
    - A concern was raised regarding a potential drug smell in the area
- Building 3110:
    - Front step is tilted and ground is eroding
- Building 3120:
    - Would like to see matching railings on front steps
- Building 3130:
    - The drain in front of Unit 1's patio looks like the dirt has sunken, so the water isn't draining properly when there is a heavy rain
- Building 3140:
    - Unit #7, seal broke on door
- Building 3150:
    - Rebar showing on garage bank in front of building
- Overall Exterior Maintenance:
    - Gutter Cleaning
    - Chimney Cleaning
    - Weed Control for 6 months x $300/application = $1,800 extra
    - Dryer Vent Cleaning, who is responsible for that
    - Water Heaters are responsibility of the Owners

(b) The owner of each unit shall be responsible for maintaining and replacing the plumbing fixtures within the unit and the furnace and air conditioning unit serving such unit together with heating ducts and all other utilities including electrical and electrical fixtures or portions thereof located within the boundaries of the unit. The owner shall also, at his/her own expense, keep in a clean and sanitary condition the unit and any patio or storage place which is for the exclusive use of the unit. Neither the Association nor the regime shall be liable or responsible for any loss or damage caused by theft or otherwise of articles which may be stored by the owner in such storage places.

    - Carpet Cleaning in all buildings
    - Parking Lot, can patch some holes but replacement is extremely costly
    - **Mowing:** All future mowing should be cut to a minimum of 3 inches; grass should not be cut shorter than this height.
    - **Weed Control:** Continued application of weed control at $300/application for 6 months ($1,800 total)
    - **Additional Needs:** The Board is currently seeking quotes for additional rock installation in specific areas to assist with drainage and aesthetics
    - **Routine Care:** Gutters and chimneys have been added to the master list for routine maintenance and cleaning
    - **Patio Door/General:** Multiple reports of gaps in patio doors allowing cold air to enter; further assessment is required

Insurance Renewal:

- HOA Master Insurance is increasing for the 2026-2027 year by 19K. Need to send out policy to everyone for their record, once received.

HOA Fees:

- Effective June 1, 2026, HOA fees will increase to $200/month
    - Insurance increase by 19K
    - Garage electricity is continually increasing
    - Due to aging buildings more maintenance is being required, and material/labor costs are continually increasing
    - Lawn care and snow removal cost has increased
- The Board is transitioning all unit owners to ACH for payment processing. If you require assistance or a list of instructions on how to set this up, please reach out to Property Management.
- **Start-Up Fee:** The Board is voting to amend bylaws to include a $400 start-up fee for all new buyers effective June 2026.

Cedar Rapids Police Department:

- Letter of Trespass is in place

Parking Rules:

PARKING

2. Parking is for authorized residents and their guests only. There are no reserved spaces so owners, tenants, and guests may park in any space. The Board of Directors, on the Association's behalf, may tow, at the owner's expense, any vehicle parked in an undesignated area or any vehicle not parked properly between lines.

3. No motor vehicles may be parked, except in an individual garage, on the condominium property for more than seventy-two hours without having been moved; such vehicles will be considered abandoned. No inoperable motor vehicle may be parked, except in an individual garage, for more than twenty-four (24) hours. The Board of Directors, on the Association's behalf, reserves the right to tow abandoned or inoperable vehicles at the owner's expense.

4. Owners, tenants, and guests are prohibited from making vehicle repairs of any kind in the parking lot.

5. **Each unit owner shall be allowed to keep no more than two (2) motor vehicles within the condominium regime**

6. No boats, motor homes, trailers or other recreational vehicles may be parked on the condominium property for more than twenty-four (24) hours except in an individual garage or parking space.

7. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property. This power includes but is not limited to towing the oversized vehicle at the owner's expense.

Snow Removal Rules:

SNOW REMOVAL

8. Unit owners and tenants shall comply with all posted snow parking and snow removal rules. Any vehicles impeding the snow removal process will be towed at the owner's expense.

Quiet Hours Etiquette:
This is a friendly reminder that our community, per the Walnut Ridge Condo Bylaws, have designated quiet hours which are in place to ensure a comfortable living environment for everyone.
Quiet hours are observed from 10:00 PM to 7:00 AM. During this time residents are asked to keep noise to a minimum, including music, TVs, treadmills, washer and dryers, dishwashers, excessive walking, jumping, yelling (your floor is someone else's ceiling) and any other activities that may be disruptive to your neighbors during these hours.

- Jon Jansen recommended installing a drop ceiling as a possible resolution

Dumpster Etiquette:
Break down boxes, no appliances, couches, hazardous items and close the lid

Non-Resident Activity:
Dumpsters, trespassing. Make sure doors are locked and exterior doors are closed. Each owner can call the Police or turn in license plates.

Security:
Keeping your cars locked. It would cost thousands of dollars to install cameras.

Police Presence: There was an open discussion regarding the need for increased police presence and patrols throughout the community to deter trespassing and non-resident activity. Residents are reminded to continue calling the police or reporting license plates for any suspicious activity

Pet Policy Vote:

- Voting to change the bylaws to the 2008 Pet Policy verbiage. Some of the concerns are below:
    - Should require proof that the dog performs a specific task or helps with a specific disability
    - If dog waste isn't picked up, should impose a fine on the individual who didn't pick it up
    - Incorporate a pet deposit
    - If passed, send out a policy/rules to everyone to sign and return

Start-Up Fee (New Buyers Only):

- Voting to change bylaws to include a $400 start-up fee for new buyers

Board Member Elections:

- It was voted to keep all four board members as is:
    - Jon Jansen
    - Marina Miller

Collection of Votes – Release Preliminary Results:

Current Results at 16.35% of the community vote:

Pet Policy Yes: 7.69%
Pet Policy No: 8.65%

Start-up Fee Yes: 13.46%
Start-up Fee No: 1.92%

Nominated New Board Members:
Stefany Lupia
Amber Striegel
Mike Hardin

Meeting Adjourned 6:45 pm