

Stockmans Hollow Homeowners Association Board of Directors
Meeting Minutes

February 6th, 2018 6:30 PM

Present: Ben Brown
Kathy Conlon
Robbie Henry
Randy Hurst
Tani Spacher

Next meeting: February 21st, 2018 6:00 PM, Property Source

I. Summary

A Meeting of the Directors of the Association was held on February 6th, 2018 at 6:30 PM at the office of Property Source, 9647 Giles Rd, La Vista, NE 68128, for the purpose of meeting the Homeowners Association Management Company and for the transaction of any other business that may come before the meeting.

II. Attendance

a. Quorum

The presence of all 5 members of the Board of Directors represents a quorum.

b. Duties

Tani Spacher acted as chairperson, and Randy Hurst acted as secretary of the meeting.

III. Business

a. Approval of Minutes for Annual Homeowners Association Meeting

The minutes of the Homeowners Association Annual Meeting on January 31st, 2018 were reviewed and approved by the board.

b. Dues Collection

Property Source reported that there are many delinquent accounts of residents who have not paid annual dues. In particular, there were 7 accounts that have a balance of over \$1,000. Liens have been placed on accounts that are over 90 days due, with the delinquent account also owing a \$50 lien filing fee and \$50 lien removal fee. The board discussed charging interest on the amount owed if over 90 days past due. Nebraska state law allows charging up to 16% interest per year. It was decided to allow delinquent homeowners the opportunity to pay with a grace period before assessing interest.

The board also decided to allow Property Source to send the 7 accounts with delinquent balances of over \$1,000 to an attorney for collection.

c. Neighborhood Website

by the majority of the Board of Directors The board approved having Ben Brown create a neighborhood website and appropriated \$200 annually to pay for web hosting and domain registration fees.

d. Contracting

It was agreed that any contract made by the Homeowners Association for more than \$500 would need at least 2 bidders and to be approved by the majority of the Board of Directors. Any sole source contract for less than \$500 can be approved by the majority of the Board of Directors without soliciting other bids.

IV. Adjournment

It was agreed that the Board of Directors would meet next on February 21st, 2018 at 6:30 PM, at Property Source's office on 96th and Giles Rd. Having no more business to be discussed, the chairperson adjourned the meeting.