

**Stockmans Hollow Homeowners Association Board of Directors**  
Meeting Minutes

*September 18<sup>th</sup>, 2018 6:30 PM*

*Present:* Tani Spacher – President / Director  
Robbie Henry – Vice President / Director  
Randy Hurst – Treasurer / Director  
Kathy Conlon – Director  
Karen Million - Director  
Ben Brown – Secretary / Managing Agent

*Next meeting:* October 16<sup>th</sup>, 2018 6:30 PM, Papillion Library

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**I. Summary**

A Meeting of the Directors of the Association was held on September 18<sup>th</sup>, 2018 at 6:30 PM at Sump Memorial Library, 222 N Jefferson St, Papillion, NE 68046.

**II. Attendance**

a. Quorum

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

b. Duties

Tani Spacher acted as chairperson, and Ben Brown acted as secretary of the meeting.

**III. Open 30 minutes to Homeowners**

- a. The HOA Board meeting was open to all HOA members for the first 30 minutes and advertised through the stockmanshollow.com website
- b. Homeowners in attendance were Debra Henry, Ashley Broin, Aaron Gutsell, and Art Benson.
- c. The homeowners raised issues to the HOA Board regarding the Silt Basins and Redevelopment process, Covenant Violations and Enforcement Process, Notification requirements for meetings, and the stockmanshollow.com website.

**IV. Official Business**

- a. The chairperson called the meeting to order at 7:06 PM.
- b. The secretary read the meeting minutes for July 10<sup>th</sup> and August 21<sup>st</sup>. The meeting minutes were unanimously approved as read.

- c. The Treasurer gave the treasurer's report.
- d. The Secretary reported on the Dues / Lien collection process.
- e. The Directors voted unanimously to add a Community Events category to the 2019 budget.
- f. The Directors voted unanimously to form a Social Committee, with Tani Spacher, Kathy Conlon, and Karen Million being appointed to the Social Committee.
- g. The chairperson tabled discussion on Voluntary vs Mandatory funding of the "Community Events" budget category.
- h. The chairperson tabled discussion on Warming Stations for Halloween.
- i. The Directors voted unanimously to adopt a "credit card processing fee" for 2019 dues payments made via credit card. The credit card processing fee will be set based on the rates charged by the Credit Card processing company, Stripe, on December 1<sup>st</sup> of each calendar year, and will be such that the Net payment to the HOA will be the amount of the annual dues.
- j. The Directors voted unanimously to approve the affidavit regarding the lien payoff after the foreclosure sale of 8430 S 65TH ST, and to subsequently release the lien on the aforementioned property once the full amount due has been collected.
- k. The chairperson tabled discussion on Reserve fund Requirements / Assessment until September 2019 when the board has a better understanding of costs associated with the Silt Basins.
- l. The Directors voted unanimously to allow Heartland Association Management to change the PO Box address of the association from a PO Box in the Ralston Post Office to a PO Box in the Papillion Post Office. Heartland Association Management agreed to continue paying for the Ralston PO Box until March 2019, and have all mail forwarded to the new address.
- m. Tani Spacher agreed to speak with the homeowner with complaints about drainage in the grates on Elm Hurst drive and provide further contact information for parties responsible for the grate's drainage.
- n. The Directors voted unanimously to have Putting Green Ground Maintenance plant grass seed on the bare areas of Outlot D Replat 5, which is North of Michael Street between Elm Hurst Drive and 66th Street.
- o. The board discussed recommending to the SID board that a wheelchair swing with a rubber pad underneath may help the park be more accessible to children with special needs.
- p. The board discussed changes made to the stockmanshollow.com website.

- q. The Directors voted unanimously to schedule the Annual Membership Meeting for January 8<sup>th</sup>, 2019 at 6:30 PM at The Belvedere Hall, if space is available.
- r. The Directors discussed approving 2 mailings to all members, one in mid October which will contain a Board Interest Form and Social Committee Survey, and another in early December which will contain the Annual Meeting Notice, Dues Notice, Budget, and Proxy Ballot. The vote was tabled until the next HOA Board meeting.
- s. The Treasurer approved payment to Heartland Association Management for Management fees and Reimbursable Expenses in the amount of \$841.50.
- t. All Directors were notified of the next scheduled board meeting as stated above.

#### **V. Adjournment**

Having no more business to be discussed, the chairperson adjourned the meeting at 8:34 PM.