

Stockmans Hollow Homeowners Association Board of Directors
Meeting Minutes

October 16th, 2018 6:30 PM

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

Next meeting: November 20th, 2018 6:30 PM, Papillion Library

I. Summary

A Meeting of the Directors of the Association was held on October 16th, 2018 at 6:30 PM at Sump Memorial Library, 222 N Jefferson St, Papillion, NE 68046.

II. Attendance

a. Quorum

The presence of 4 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. There were no homeowners in attendance other than the officers mentioned above.
- c. Ben Brown raised the question of whether solar panels were permissible under the neighborhood covenants. No board members raised objections to Mr Brown's plan to install solar panels on his roof.

IV. Official Business

- a. The chairperson called the meeting to order at 6:40 PM.
- b. The secretary read the meeting minutes for September 18th. 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 approve the following budget categories for the 2019 Budget:
 - i. Management Fees
 - ii. HOA Operations
 - iii. Maintenance Contracts
 - iv. Utilities
 - v. Capital Improvements
 - vi. Community Events
- f. 3 Directors voted in favor of setting the initial Community Events budget for 2019 at \$1,500.
- g. The directors discussed a survey to judge interest in HOA sponsored community events which will be included in the October mailing.
- h. The directors discussed hosting Halloween Warming stations on a volunteer basis, and soliciting for volunteers via NextDoor.
- i. The directors discussed the winterization of the irrigation system near the entry sign that was performed by Turfbuilders and not authorized by the HOA Board.
- j. Ben stated that he would draft a Covenant Violation policy prior to the next HOA Board meeting.
- k. The Treasurer approved payment to Heartland Association Management for Management fees and Reimbursable Expenses in the amount of \$4,816.26.
- l. All officers 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 8:10 PM.