

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

*November 20<sup>th</sup>, 2018 6:30 PM*

*Present:* Tani Spacher – President / Director  
Kathy Conlon – Director  
Robbie Henry – Vice President /Director  
Ben Brown – Secretary / Managing Agent

*Next meeting:* January 8<sup>th</sup>, 2019 6:30 PM, Belvedere Hall

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**I. Summary**

A Meeting of the Directors of the Association was held on November 20<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 3 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.

**IV. Official Business**

- a. The chairperson called the meeting to order at 6:47 PM.
- b. The secretary read the meeting minutes for October 16<sup>th</sup>. The meeting minutes were unanimously approved as read.
- c. The Secretary reported on the Dues / Lien collection process.
- d. The Secretary reported the results of the Community Events Survey and the HOA Board Interest Forms.
- e. The Directors directed the managing agent to send notices every 3 months to members who are delinquent on dues or have active liens.

- f. The Directors discussed the proposed 2019 Budget.
- g. The directors proposed adding a note on the proposed budget that stated that up to \$25,000 of reserve funds may be used for Capital Improvements / Landscaping of Silt Basins after the post-construction redevelopment project has been completed.
- h. The directors discussed the mailing that will be sent out in December, to include a meeting invite, dues notice, proxy voting form, bios for candidate board members, the proposed 2019 budget, and an unstamped return envelope. This mailing will be sent out on December 7<sup>th</sup>.
- i. The directors approved of having a write-in option on the proxy form for 2019 HOA Board member elections.
- j. The directors discussed the damage to the fence observed on the West side of 66<sup>th</sup> Street, and decided to postpone repairs until the Spring.
- k. The President approved payment to Heartland Association Management for Management fees and Reimbursable Expenses in the amount of \$1,003.54.
- 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 8:05 PM.