

**Stockmans Hollow Homeowners Association Annual Meeting**  
Meeting Minutes

*January 8<sup>th</sup>, 2019 6:30 PM*

*Present:* Tani Spacher – President / Director  
Randy Hurst – Treasurer / Director  
Kathy Conlon – Director  
Robbie Henry – Vice President / Director  
Karen Million - Director  
Ben Brown – Secretary / Managing Agent  
5 general members present in person  
45 general members present via proxy

*Next meeting:* TBD

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**I. Summary**

The Annual Meeting of the Stockmans Hollow Homeowners Association was held on January 8th, 2019 at 6:30 PM at Belvedere Hall 201 E 1st St, Papillion, NE 68046.

**II. Attendance**

a. Quorum

There were 56 members (18%) present in person or proxy, which represents a quorum.

b. Duties

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

**III. Official Business**

a. The chairperson called the meeting to order at 6:35 PM.

b. The agenda for the meeting was presented and the board members and officers were introduced.

c. The secretary read the meeting minutes for the 2018 Annual Meeting.

i. After a motion and a second, the meeting minutes were unanimously approved as read.

d. Randy Hurst (Treasurer) presented the 2018 Treasurer's Report.

i. Rachel Bessey questioned the terms of the Certificate of Deposit which holds approximately 25% of reserve funds, as well as if an audit was going to be completed. Randy Hurst answered Rachel's questions.

- ii. After a motion and a second, the treasurers report was unanimously approved as presented.
- e. Ben Brown, owner of Heartland Association Management and association secretary, reported on the transition from Property Source to Heartland Association Management, the services provided by Heartland Association Management, and the Dues / Lien collection process.
- f. Tani Spacher and Randy Hurst reported on the Silt Basin Redevelopment Project. Rachel Bessy from the SID Board also provided input.
- g. Karen Million reported on the Community Events Committee.
- h. All members were notified of 2019 HOA Board Meetings, the first 30 minutes of which will be open to all members.
- i. Randy Hurst reported on various SID projects such as park improvements, property taxes, and trash service. Rachel Bessy from the SID Board also provided input.
- j. Randy Hurst presented the proposed 2019 budget, which was ratified with 47 votes in favor and 5 opposed.
- k. Tani Spacher explained that there would be one open position on the board of directors in 2019.
  - i. Kathy Conlon's term has expired and she did not express interest in running again.
  - ii. Tani Spacher explained that the HOA Board nominated Sandi Mcguire, who expressed interest in joining the board of directors.
  - iii. There were no nominations from the floor for members who wished to join the board of directors.
  - iv. Sandi Mcguire was elected to the board of directors with 53 votes in favor and no votes opposed.
- l. The HOA board of directors opened up the floor for questions, and none were asked.
- m. The new HOA board will hold a brief board meeting following the annual meeting's adjournment.

#### **IV. Adjournment**

Having no more business to be discussed, the chairperson adjourned the meeting at 7:45 PM.