

## Stockmans Hollow Homeowners Association

Meeting Minutes: May 21, 2019, 6:30pm

Present: Tani Spacher, President  
Karen Million, Vice-President  
Randy Hurst – Treasurer  
Robbie Henry – Board Member

Absent: Sandi McGuire – Secretary  
Ben Brown – Heartland Association Management

A meeting of the Directors of the Association was held on May 21, 2019 at 6:30pm at the Sump Memorial Library, 222 N. Jefferson St. Papillion, NE 68046.

**Attendance:** A quorum was attained with attendance of four of five members of the Board of Directors. Karen Million served as acting secretary for the meeting.

The HOA Board Meeting was open to all HOA members (resident owners) for the first 30 minutes (6:30-7:00pm). Aside from the noted HOA board members, there were no other members in attendance at this meeting.

### **Official Business:**

- Tani Spacher, President called the meeting to order at 6:35pm.
- Karen Million, Acting Secretary read the meeting minutes for March 19, 2019. The meeting minutes were unanimously approved as read.
- Randy Hurst, Treasurer- Treasurer's report – Account balances through April 2019 – Savings - \$64,000; Checking - \$46,000; CD - \$20,000; Legal Retainer - \$1,800. Treasurer's Report was unanimously approved.
- Heartland Association Management (Heartland) – reports regarding HOA fee payments and lien payments/delinquencies were deferred until the next meeting.

### **Unfinished Business:**

- Fence Repairs were discussed. A quote to repair the fence was provided by American Fence for \$3,630 and Advantage Fencing (2 phases) - \$2,458 and \$2,358. There is a broad discrepancy in the quotes, and the board members

in attendance were unable to determine if the scope of work was equitable. The fence repair was not approved at this time. Tani will solicit a quote from Putting Green (current landscape maintenance contractor) to complete fence repairs.

The board further discussed establishing a policy to establish the circumstances in which the HOA would accept responsibility for repair/replacement of the fencing. This may include structural damage due to storms, etc.

Homeowners that have trees/shrubs growing on/against/through the fence that may damage the fence (unnecessary stress on the fence) may be advised via letter to prune/maintain the trees/shrubs to prevent damage to the fence. If fence damage is noted (in these circumstances), the homeowner will be liable for the timely repair.

After resolution of the current fence repair issues, the HOA board will establish a reasonable timeframe (30 days?) to have any future fence damage that falls under the responsibility of the HOA and/or the homeowner(s).

#### **New Business:**

- Randy Hurst, Treasurer, proposed establishing a \$10,000 Certificate of Deposit (CD), which was unanimously approved.
- Tani Spacher, President, discussed an insurance proposal to provide coverage for the fence and a bond for the treasurer. The current insurance premium is \$1,700. The proposed policy premium is \$3,226. This additional insurance coverage/proposal was unanimously disapproved.
- Basin and Entrance. A complaint letter was received (by Heartland) from a resident regarding the basin work. The S.I.D. is responsible for the current work on the Basins, so Heartland has/will refer the complainant to the S.I.D.
- Karen Million, Vice-President, requested reimbursement in the amount of \$89.60 for the advertising fee for the community garage sale, which was held on May 17-19, 2019. This reimbursement was unanimously approved and Heartland will disburse the payment.
- Putting Green submitted an invoice for landscape/mowing services for \$4,482.00. The payment of this invoice (by Heartland) was unanimously approved.
- The cost of the recent postcard mailing for the garage sale and dumpster notice were discussed. The board unanimously agreed that the budget category for this mailing will be "Community Events," however there will be no request to the S.I.D. for reimbursement for the mailing cost.
- Basins – construction is currently on-going. "Nebraska grasses" in the basins will be maintained by the HOA. Upon completion, the HOA wants to

meet again with the E&A firm and the S.I.D. to ensure a clear understanding of the compliance requirements.

- Based on the vote at the March 2019 meeting, Heartland will file an updated form with the Nebraska Secretary of State to add Sandi McGuire as the HOA Board Secretary. This was unanimously approved.
- Karen Million discussed the National Night Out, which will be held on Tuesday, August 6, 2019 from 6:00-8:00pm at the Stockmans Hollow Park. Help is needed from all board members in soliciting/following-up with vendors to participate. Each board member will also need to help the day of the event with set-up, vendor liaison, children's games, door prizes, clean-up, etc. Additional volunteers from the community will also be appreciated. At this time, 19 vendors/participants have committed, to include the State Police (with a Seat Belt Convincer), Fire Department, and numerous food vendors.

The board unanimously approved Jumpers 4 You to provide 1 face painter (\$100/hour – total \$200) and a bounce house (\$180-\$200), for a total of \$400.00.

#### **Discussion:**

- Meetings are currently every other month, however the concern is there is information that needs to be discussed/approved on a more regular basis. A suggestion was to have a meeting on the 3<sup>rd</sup> Tuesday of every month at the library, or having an e-mail meeting. The e-mail meeting (every other month) was unanimously approved, while keeping the current “in-person” meetings as previously scheduled. For each meeting (both in-person and e-mail) the meeting agenda will be e-mailed to each board member by the Secretary, by the Friday before the meeting. Any agenda items must be submitted to the Secretary one week prior to the meeting (Tuesday prior). For the e-mail meetings, all agenda items must be decision items (require a yes/no vote). Each agenda item must include a detailed explanation (reason for discussion (resident complaint/suggestion, pros/cons, etc.)). Each board member must provide their e-mail response (with yes or no votes for each agenda item) to the Secretary by the meeting date (3<sup>rd</sup> Tuesday of the month). So for the June e-mail meeting, all agenda items need to be submitted to Sandi by Tuesday, June 11<sup>th</sup>, and the agenda must be e-mailed to all board members by Friday, June 14<sup>th</sup>. All HOA board member responses must be submitted to Sandi by Tuesday, June 18, 2019.

The meeting was adjourned at 7:50pm.

**Next Meeting –**

- HOA Board Member E-mail meeting – **June 18, 2019**
- In person meeting – Sump Memorial Library, Room 50,  
222 N. Jefferson St.  
Papillion, NE 68046  
**July 16, 2019 - 6:30 – 7:00** – Open to all members  
**7:00 – 8:00** – HOA Board Members