

## Stockmans Hollow Homeowners Association

Meeting Minutes: July 15, 2019, 6:30pm

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

Absent: Ben Brown – Heartland Association Management

A meeting of the Directors of the Association was held on July 15, 2019 at 6:30pm at the Sump Memorial Library, 222 N. Jefferson St. Papillion, NE 68046.

**Attendance:** A quorum was attained with attendance of all five members of the Board of Directors. Ben Brown was not present.

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 6:37pm.
- Sandi McGuire, Secretary read the meeting minutes for May 21, 2019. The meeting minutes were unanimously approved as read.
- Randy Hurst, Treasurer- Treasurer's report – Account balances through June 2019 – Savings - \$64,128; Checking - \$45,521; CD - \$20,537; Legal Retainer - \$1,832. Report was approved with the following requests:
  - On each of the Detail items within each section, the board would like to see the historic transactions
  - Regarding the dues, the board would like to see how much of the dues collected this year were current dues vs. past due dues.
- Heartland Association Management (Heartland) – Expenses invoice dated for 7/3/2019 was approved for payment, however, since Ben was not in attendance, a check was not provided for payment.

- 2019 dues paid and remaining delinquencies from Ben was not reviewed due to Ben's absence.
- Update on Lien Payment Agreements - we did review the liens and the notes per Ben's email dated Tuesday, July 16, 2019 @ 10:02 AM.
  - 8404 S. 64<sup>th</sup> street – Mrs. Riggs has paid off her balance of \$170. Lien release was filed on Friday, 7/12/19.
  - 8615 S. 67<sup>th</sup> Street – New payment agreement has been signed. First payment of \$100 was mad on 7/15/19
  - 6471 Michael Dr & 6472 Elm Hurst Drive – Lien releases were filed on 7/12/19
  - 8440 S. 64<sup>th</sup> Ave – Foreclosure was mislabeled, this is actually a Chapter 7 Bankruptcy filing. The debtor's attorney got back to Ben, and if the Trustee requests claims, we can file one. The debtor's attorney got back to Ben.
    - Need more info on this from Ben – how much is owed? Will also need to have this run by our attorney. This item tabled until Ben can attend.

### **Unfinished Business:**

- Fence Repairs – Fence repair quote from Advantage Fencing was discussed and determined that it seems high. Tani discussed with Putting Green but did not receive any information. Board was not in agreement enough to move forward with voting on the quote from Advantage Fencing.
- Info on CD from Veridian – 2 year @ 2.75% for 10,000. Tani and Randy to schedule time to go and complete the transaction.
- Basins
  - New Basin Agreement – Tani to discuss with the SID board to confirm that SID will take over the Basin responsibility until Stockmans Hollow is annexed by the city. Meeting to take place before our next Board Meeting.
- Secretary of State paperwork was filed early in July. We are still not seeing the changes on the SoS website. Ben to verify that this has been completed.
- Board agreed to send a thank you note to the homeowner while moved his dish. Did not write down who will be working on this...?
- Issue with homeowner dumping sod outside their backyard along the fence line on 66<sup>th</sup> street. Update: It appears that the sod has been moved and the grass is coming back.

- Board reviewed Ben's information on the AUP audit. The board discussed and agreed that the 179.37 discrepancy is acceptable. The board voted and approved the audit findings and outcomes as written.
- Karen Million discussed the National Night out which will be held on August 6, 2019 @ 6 – 8 pm . The night will include 25+ vendors, a Frozen themed bounce house and face painting. Randy Hall has a bull horn that could be used for the Tani to use as our emcee. Next year Randy agreed to be dunked in a dunk tank. 😊 There will also be Firetrucks, ambulance, and the State Police will be there with a Seat Belt Convincer.
  - We need folding tables and help from the board to set up.
  - Sandi will be unable to participate due to medical recovery
  - Continue to look for donations from local vendors

**New Business:**

- Fence Repair – A fence repair policy was drafted and discussed. Decisions on this have been tabled until our next meeting. There was discussion on the following items:
  - Need to get this policy added to our covenants and bi-laws – talk to our attorneys on the best way to do this.
  - Put the policy up for a vote with our homeowners at or next annual meeting
  - Is this policy be the responsibility of the SID board with the latest developments on their responsibility for our common areas?
  - For now, all board members are to review and be prepared to discuss at the next board meeting.
- Would be nice to have pet clean up stations in our park/lots outside of our fences. Tani to discuss with the SID board.

**Discussion:**

- Email Board Meeting – Board attempted to conduct an email meeting vs. meeting monthly. The board agreed and voted to discontinue the email meeting and have not scheduled monthly in person meetings.
  - Meetings have been added to the calendar and the meeting room has been reserved at the Sump Library for August 20, October 15, and December 17.

**Action Items:**

- Ben - request to add historical information to the Financial Statement report. For example, Under Utilities, include expenses from previous months, not just current.
- Ben - 8440 S. 64<sup>th</sup> Ave – Foreclosure. Need more info – how much is owed? Will also need to have this run by our attorney. This item tabled until Ben can attend
- Tani and Randy - schedule time to go and complete the transaction for our new CD.
- Ben – Verify that SoS updates are available on WebSite.
- All Board Members - Review and be prepared to discuss the Fence Policy at the next board meeting.
- Tani – Discuss with SID board to see if they would provide pet pick up stations
- ??? – Send thank you note to homeowner who moved dish. Who took this as a takeaway?

The meeting was adjourned at 803 pm.

**Next Meeting –**

- HOA Board Member E-mail meeting – **Aug 20, 2019**
- In person meeting – Sump Memorial Library, Room 50,  
222 N. Jefferson St.  
Papillion, NE 68046

**6:30 – 7:00** – Open to all members

**7:00 – 8:00** – HOA Board Members