

Stockman's Hollow Homeowners Association

Meeting Minutes: October 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 October 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 5 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 6:26 pm.
- Sandi McGuire, Secretary asked if there were any additional changes to the minutes from the August 20th meeting, outside of those that were emailed. Minutes were approved with changes.
- Randy Hurst Reviewed the financial statements and the Heartland Invoice dated 1 October 2019 for 3127.97. Financial statements and Heartland Invoice were approved unanimously.
- Heartland Association Management (Heartland) – Ben was not in attendance, but did provide the following via email prior to the meeting:
 - 2019 dues update – the following accounts are delinquent:
 - 8615 S. 67 th Street - Started payments again on 9/23. Balance is \$2,110
 - 6454 VIRGINIA ST - Notified 10/2, no contact from homeowner. balance \$432.06
 - 8440 S 64TH AVE - Notified 10/2, no contact from homeowner. balance \$432.06
 - 8402 S 65TH ST - Notified 10/2, no contact from homeowner. balance \$237.62
 - 8409 S 64TH AVE - Notified 10/2, no contact from homeowner. balance \$237.62
 - 6619 MICHAEL CIR - Notified 10/2, no contact from homeowner. balance \$237.62

- 6634 ELM HURST DR - Notified 10/2, no contact from homeowner. balance \$237.62
- It was noted that the payment plans spreadsheet is a bit confusing to determine what is still due from the residents. **Would like Ben to provide some clarity on how to best read the payment plans spreadsheet.**

Unfinished Business:

- Fence Repairs –
 - We have not received a quote from Putting Green.
 - Ben was not able to reach out to the fencing companies who did provide bids to see if they were still valid.
 - It was decided that we will need to re-address this next spring, and we should consider the following:
 - Set a budget – suggested 5 k
 - Ask contractors to meet us for a site visit to see what they can do for our budget
 - Decide on the company to do the work from the results of the site visit
- Basins
 - New Basin Agreement – Tani has not heard back from the SID on the full Basin Agreement
 - **Tani to reach out to the Engineering Company to determine next steps on Basin Agreement**

New Business:

- Tani brought a recommendation to put Winter decorations on the pergola that is above our main sign. Recommendation is to add lit starbursts in various colors to hang from the Pergola.
 - The board agreed to consider once a drawing of the concept and a quote was provided.
 - Timeline on this would be Thanksgiving thru mid-January as to be more around a winter theme and less around Christmas itself.
- Set 2020 Dues
 - It was felt that without a full understanding of the agreement on the Basins, we could not set the dues for next year.
 - Tani is to get more clarity on the basin agreement, and we will meet again on 11/12 (**1 week earlier than usual – Sandi to schedule with the library**) to discuss findings and set dues
 - The board felt that a reduction of \$10.00 per household may be appropriate. This was not decided and was put on hold until the 11/12 meeting
- Draft 2020 Budget
 - Budget is also on hold until the 11/12 meeting.
- Discuss board member positions
 - Positions were briefly discussed. Tani is the only position up for re-election this year, however, she is wanting to remain on the board.
- Decide on date/time for annual Meeting

- Date of the meeting is currently planned for January 14, 2020 @ 6:30 pm at the Belvedere Hall. Ben to call the hall to schedule the meeting.
- We discussed briefly the Annual Meeting Mailing – we want to be sure the Fence Policy is included – Ben.
- Contract Planning
 - The board believes that the Property Management Contract could be close to renewal
 - Would like to add a review of the contract at our next meeting.

The meeting was adjourned at 7:52 pm.

Next Meeting –

- HOA Board Member E-mail meeting – **November 12, 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