

## Stockman's Hollow Homeowners Association

Meeting Minutes: November 12, 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 November 12, 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 6:27 pm.
- Sandi McGuire, Secretary asked if there were any additional changes to the minutes from the October 15<sup>th</sup> meeting. No changes were requested, and minutes were approved.
- Randy Hurst Reviewed the financial statements and the Heartland Invoice dated 1 November 2019 for \$3,621.38. 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:
  - 7 total accounts still delinquent
  - Would like Ben to provide some clarity on how to best read the payment plans spreadsheet.

### Unfinished Business:

- Basin Update –
  - The SID has contracted with Putting Green to maintain the basins & sidewalks (to include snow removal). With this, the Board felt comfortable that the SID is now responsible for the Basins.
  - Liability on the basins should be covered by our HOA Insurance Policy
- Winter Decorations
  - The board agreed to purchase and have installed lighting for our Stockman's Hollow neighborhood sign on Peter's Parkway.

- The initial cost is \$810.16 which includes the purchase of the decorations and the installation. This cost will come out of the “Community and Events” portion of the budget.
- Setting 2020 Dues
  - It was agreed by the board to reduce the homeowner’s associate dues by \$10.00 per household.
  - A mailer will go out to the homeowners by 12/7/2019 to include this reduction in fees as well as other end of the year items.
- Draft 2020 Budget
  - Dues will be reduced to \$140 per household
  - Total Operating Budget of \$44,100
    - Common Area \$27,000 (no change)
    - Management Fees \$8,400 (no change)
    - Operating Costs \$6,000 (reduction)
    - Utilities \$900 (reduction)
    - Community Events \$1,800 (increase)
  - Total Capital Budget of \$10,000, to include
    - fence repairs
    - silt basin landscaping (Elmhurst basin)
  - Other Areas of the budget:
    - Common Area (to possibly include fence insurance premiums)
    - Community Events (FNO, 2- garage sales, warming stations, holiday decorations)
- Contract Planning 2020
  - We tabled this item until our next Board Meeting

**New Business:**

- No Meeting on November 25<sup>th</sup>.
- Next Meeting will be on January 13<sup>th</sup> @ 6:30 pm in the Sump Memorial Library– the Monday before the Annual HOA Meeting
- Annual HOA Meeting will be January 14<sup>th</sup> at the Belvedere Hall starting at 6:30pm

The meeting was adjourned at 7:52 pm.

**Next Meeting –**

- HOA Board Member meeting – **January 13, 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**