

Cherry Hills Homeowners Annual Homeowners Meeting Minutes
Monday, May 8th, 2017

Nestor opened the meeting at 7:00 PM. Nestor explained why we had to reschedule the meeting. Nestor read the rules of order that will be enforced for the meeting.

Present was Collene Sabaliauskas, Nestor Feliciano, Elden Jonas, Bob Pelletier and Brian Kitt. Norm Long was absent.

Brian stated that we do have a quorum present.

Secretary's Report

Brian read the minutes from last year's meeting. Nestor asked for omissions or corrections. None were reported. **Minutes were approved.**

Financial Report

Collene read the financial report for the year. Total current assets are \$17,218.81. Of 481 home owners, 75 accounts still owe money. The outstanding balance on these home owners is \$6,915.52.

Nestor asked for corrections or omissions. None were reported. **Report accepted.**

Grounds Report

Bob gave a report on the grounds for common areas in the home owner's association. He discussed the process of mowing, and city reimbursement for mowing. We planted two trees this year, and new mulch was added for the year. At 103rd and Ida the boulders had to be replaced due to theft. The entrance at 107th had shrubs replanted to keep up the appearance. Bob discussed the snow removal, and the tree service that was needed due to bag worms. Bob discussed that the grounds maintenance is about 60% of the budget for the association, and we are working on trying to reduce that expense. Bob discussed the expense of the snow removal, and the expense of the mulch replacement. There is a program he is trying to get put on by the state, where the state will reimburse up to 50% of the cost of the mulch replacement.

Nestor asked for corrections or omissions. None were reported. Brian made a motion to accept, Bob seconded. **Report accepted.**

Covenants Report

Elden reported that this was a busy year for covenant violations. As of May 8th, we have placed liens on 8 properties, and one property has two liens. Elden discussed the burden on home owner when a lien is placed on the home. Elden discussed the \$100 annual fee on the home owners.

As of May 8th, we have liens on 2 properties because of non-payment of dues. The burden on home owner is the same for a non-payment or a covenant violation.

In the last year, there have been 101 different actions on covenant violations and complaints and improvements. There have been a great many improvements to the neighborhood in the last year, and this helps keep the property values up.

Dianne asked about the due date for dues. Nestor explained that they are due January 1st, but not late until February 15th. As of February 15th, a 15% penalty is assessed. The \$100 is not assessed unless a lien is placed. Dianne noted that there are a lot of bills due at the first of the year, and it's a bad time for bills.

Bob made a motion to accept. Colleen seconded. No further discussion. **Report accepted.**

Social Committee

Collene has delivered welcome packets to 29 new residents in the last year. She asked that if any new residents have not received a welcome packet, they should contact us. This welcome packet contains the legal information related to the home owner's association and the covenants.

The spring cleanup for 2017 was held on May 7th 2016, from 8 to 2. There were volunteers from the HOA, and we filled a large dumpster with recyclable metal, and 1 large dump truck with trash.

The Annual garage sale will take place May 26th 2017 to May 28th 2017. An advertisement will be placed in the Omaha World Herald, and at all entrances to notify people of the garage sale.

No further discussion. **Report accepted.**

Elections

Only 2 individuals had their names in to be nominated in time for this year's election. Kory Delkamiller and Sandie Hansen both put their names in for re-election this year. There are 2 open positions, and while it would seem that election by acclamation would be easier, in order for the election to be legal, we must go through the ballot process.

The results of the election were 76 for Sandie Hansen and 77 for Kory Delkamiller.

Old Business

No business carried over from 2016.

New Business

Caleb Beasley from North 105th came over to show the proposal for houses and apartments in the cornfield to the West of Legend's and Zestos. He explained the changes that are being proposed for the traffic routes, and the lane changes.

Ken Palmer brought up the concerns of too many section 8 housing in our neighborhood. He stated that, for example, pizza delivery boys don't even go to the section 8 housing near HyVee due to the

problems, and he is concerned about that being a detriment to our neighborhood. He is also concerned about major traffic implications if we add 400 to 500 more adults to the neighborhood.

Kory Delkamiller restated that since this is still in the planning phase, we are in a position to influence city council and make a difference.

Nestor thanked Elden for his service of 6 years to the board, and thanked him for all of his service. Elden has instrumental in streamlining the covenants process, the election process, and the lien processes.

NW-Tri-C

David Hansen gave a report on the Citizen's Patrol covering Cherry Hills, Cherry Ridge, and Crown Point. Currently there are 5 active members, and 2 trainees. He discussed the process of training to get approved to be on the Citizen's Patrol. David talked about the 6 entrances, and how the reports have been going.

Dave then talked about all of the improvements to 'The Bluffs at Cherry Hills' and how that has really cut down on crime and problems in the area.

Dave noted that there are a few houses that are being watched currently due to activities.

Dave brought brochures and offered to be available if there are questions.

Nestor explained some of the history of 'The Bluffs at Cherry Hills', and how the old management worked the system, and flooded the area with Section 8. These apartments are no longer Section 8, and this is why all of the improvements have been done.

Open Questions

Nestor again reiterated that if anyone wants to help out with maintaining the common areas, to please contact the board.

Kory asked how the city determines our mowing reimbursement. Nestor explained that the city mows every 15 days, they do not trim, and they do not pick up garbage. The fee is about \$1000.

Bob explained the idea of the 'adopt an island' and 'adopt a sidewalk', which could save us \$900 or possibly more per year.

Bob then explained the situation with the fence, and the life expectancy of the fence. He stated that the repairs last year was over \$10,000. He then talked about a project to replace the fence with a new fence. The estimated cost on this will likely be over \$100,000.

Nestor then asked that we thank Saint Elizabeth Ann Seton, because the meeting location this year was free, which saved us \$170 over last year.

Bob made a motion to adjourn. Brian seconded. Meeting was adjourned at 8:10. Next annual meeting will be May 14th, 2018.

