

## Stone Bridge Creek Homeowner's Association

### Annual Meeting Minutes

Eiseley Library

September 19, 2018

#### Call Meeting to Order

Matt Dageforde called to meeting to order at 630pm.

Attending: Ryan Burger, Matt Dageforde, Loren Michael about 45 members of the HOA (see sign in sheet)

#### AGENDA

1. Welcome by President
2. Review of Financials
  - a. Questions on various items including landscape, snow removal, and mowing
3. HOA Dues Increase
  - a. Much discussion over increasing dues from \$75 to \$100. Ultimately the directors and general public agreed dues should be increased for the next few years. HOA members did voice their desire to have dues lowered again if and when budget allows, specifically after some upcoming projects are paid for.
4. Nomination and Election of Directors
  - a. No new nominations brought forward
  - b. Ryan-elected to new term through 2021
  - c. Matt-continue term through 2019; Loren-continue term through 2020
5. Election of Officers
  - a. Matt nominated as President; no concerns or other nominations noted
  - b. Loren nominated as Vice President; no concerns or other nominations noted
  - c. Ryan nominated as Treasurer/Secretary; no concerns or other nominations noted
6. Other Discussion
  - a. Hike-Bike Trail Project
  - b. Interstate Wall
    - i. Currently under demolition. HOA board receiving quotes for line of trees to plant.
    - ii. Lincoln Federal to pay about \$4k of the total cost.
  - c. Cul-de-sac and round-a-bouts
    - i. Receiving quotes for rock. Using rock may save the HOA in mulch fees over a 3-4 year period and are aesthetically pleasing.
  - d. Signage
    - i. Sign design presented to HOA members. General reception was positive. Directors receiving quotes for entry way signs at three different locations within the HOA.
  - e. Yard Violations are down this year (from 100 to 30). Rental property violations are significantly down. About half of the violations this year are owner-occupied and half rental property. Previously it was about 90% rental properties and 10% owner-occupied.
  - f. MS Bike Nebraska Water Station will be located at the park on Saturday, September 22<sup>nd</sup>. Head to the park and cheer them on.
  - g. City Ash Tree Program – Ryan will coordinate with Lori from the City Forestry department. Members are asked to send Ryan an email regarding removal, replacement, or take no action. [ryan@gbecpa.com](mailto:ryan@gbecpa.com)
  - h. Discussion regarding the Plat rezoning by the Koch Industries property. Directors have been diligent with the City planning commission about not allowing duplexes. Directors will attend City planning commission meeting(s) to re-emphasize desire to not allow duplexes.
  - i. Members questioned if a new park is being planned for the south side of the HOA. Directors responded that a new park does not appear to be physically or financially viable at this time and will not pursue this idea in the future.
  - j. Members had other general financial questions including ideas to encourage non-payers to pay their dues. Currently there are liens on 23 properties representing \$12,000 of the \$13,000 in dues receivable.

Properties with liens may not move, sell, or re-finance without payment on the lien. The HOA has the right to foreclose on any of these liens but has declined to exercise this right so far.

Meeting was adjourned at 7:38pm.

Respectfully submitted,

*Ryan L Burger*