

Stone Bridge Creek Homeowner's Association

HOA Board of Directors Minutes

Schilling Bridge

January 9, 2019

Call Meeting to Order

Matt Dageforde called to meeting to order at 8:19pm.

Attending: Ryan Burger, Loren Michael

Dues

As discussed at the annual meeting, directors confirmed the 2019 dues will be raised to \$100/year for each residence.

Apartment and Retail Area

Discussed the meeting with Olsson and Associates for a commercial center between 27th/Arbor and Alvo/Centurion. Appears to be a forward-thinking design, nice area, with an anonymous "anchor" retailer onsite. Concerns included increased traffic flowing through the HOA, specifically Humphrey, Alvo, and Centurion.

Entry Way Signage and Roundabouts

Directors were informed there is no room for signs at the Humphrey entrance/exit. New idea was to rock one or two roundabouts each year. The Humphrey roundabout may be a great location for front and back signage, especially considering possible increased traffic flow from the new commercial center.

Waterway Fix

HOA previously engaged JEO Consulting for prices on a fix of the waterway near the park. Price was extremely high. Directors desire to revisit this issue and try to map out a one to three year fix it plan.

Trees Planted Incorrectly

HOA planted many trees along the interstate in lieu of a replacement wall. The HOA relied on some bad information from the developer as to the legal ownership of certain lot lines. Three or four trees were planted within a homeowner's property line. The HOA will offer to leave the trees at no charge if the homeowner agrees to all future maintenance.

Dead Tree Removal

The waterway south of Humphrey has several dead trees and branches. HOA will offer a "not to exceed" contract to local contractor in hopes the majority of trees may be removed within the HOA's desired budget.

Fence on 14th

There are some fence panels missing at various spots along 14th street. The directors desire some clarity as to who owns the fence, Lincoln Federal or the HOA? Pending discussion, directors will devise a plan for fence repair.

Mowing

HOA has been notified the previous mowing contract will not be renewed for 2019. Directors will seek new bids this year.

Ice Melt

Bid for ice melt services was renewed for November through March. Directors have generally been pleased with this contractor. It was noted the contractor provided service during two winter storms in November.

Ash Tree Program

Ryan gave an update on the City's ash tree removal/replacement program. There were 84 residences identified by the City as having ash trees. We had 3 choose removal (City handles), 39 remove and replace (City provided), and 42 retain at owner's expense or did not respond. Subsequently, three homeowners were notified by the City that the replacement option would be disallowed due to a utility conflict or limited space issues. We coordinated some question/answer emails with the City to see what else could be done. The homeowners were rightfully disappointed in the outcome.

Summary of Action Items

- Loren check on sign possibility in roundabout and get quote if possible
- Loren research waterway fix and quotes
- Matt make offer to homeowner's with trees planted within property line
- Matt call contractor with 'not to exceed' quote for dead tree and brush removal
- Matt call Lincoln Federal regarding fence panel replacement
- Ryan send ash tree data to City of Lincoln

Directors adjourned meeting at 9:28pm.

Respectfully submitted,

Ryan L Burger