

Stone Bridge Creek Homeowner's Association

Annual Meeting Minutes

Eiseley Library

September 16, 2019

Call Meeting to Order

Matt Dageforde called to meeting to order at 6:30pm.

Attending: Ryan Burger, Loren Michael, about 60 members of the HOA (see sign in sheets)

AGENDA

1. Welcome by President
2. Review of Financials
 - a. Cash balance healthy, remains earmarked for upcoming projects. Cash flows down \$8,000 since January 1. Estimated to be down \$20,000 for the year. Significant landscaping and commons improvements were made and they added an extra \$38,000 to this year's expenses.
 - b. Dues accounts receivable is over \$18,000. Liens are issued for any member with 2+ years unpaid dues. HOA issued 12 new liens this year with 3 already paying off their balance.
 - c. Dues to remain at \$100 next year to continue funding significant projects.
3. Refuse Provider Bids and Discussion
 - a. Quotes sheet presented to members
 - b. Representatives from refuse providers attending the meeting were asked to speak. Uribe representatives introduced themselves and answered member questions.
 - c. After much discussion the HOA members attending the meeting voted to approve Uribe and Alley Cat as the two sole refuse providers for Stone Bridge Creek HOA.
4. Nomination and Election of Directors
 - a. Matt term limit 2019
 - b. Loren term limit 2020
 - c. Ryan term limit 2021
 - d. Matt electing to not renew his three-year term. Nominations for Matt's director position were opened to the members present. Three nominations were made: Nicole Effle 1531 Salida Dr, Jordan Sis 1831 Redstone Rd, Mathew Brown 6015 N 15th Ct
 - e. Current directors discussed holding a vote for the open director position. HOA members voiced concerns over the voting process, not knowing who may be the best option for the open position. HOA members discussed allowing current directors to interview the nominees and select a director. Members motioned and voted to approve Current directors the authority and discretion to vet nominees and elect a new director.
5. Election of Officers
 - a. Loren nominated as President; no concerns or other nominations noted
 - b. Vice President remained open
 - c. Ryan nominated as Treasurer/Secretary; no concerns or other nominations noted
6. Other Discussion (as time allowed)
 - a. Discussion on tree types, tree replacement in City right of way, and ash tree program. Also, significant dead and rotted tree removal has taken place, with final services to be completed soon.
 - b. Directors intend to continue rocking the roundabouts in 2020. About half have been changed from mulch to rock in 2019. An HOA member mentioned utilizing more flowers and beautification of roundabouts and commons areas; Directors will follow-up with HOA member for further details.
 - c. Mow/snow bids have been received. Directors will review and select vendors for these services. Mowing bid will certainly be revisited this year. Directors generally happy with snow/ice service.
 - d. Hike/Bike path is closer to completion. The City must finish grading and dirt work. Then they are to plant grass. City is in charge with maintaining the path including snow removal, mowing, and weed control. Members noticed lack of planting and general weed control already; City to take no action until grading is complete. HOA considering planting trees along in waterway between Redstone and Alvo once path is complete.
 - e. Interstate wall was removed and new trees planted. Should be a much better resolution to the wall replacement option. Should be relatively sufficient for noise reduction and beautification of area.

- f. Discussed zoning/plat proposed for northeast corner of HOA. It was mentioned the plat design initially included private driveways to be maintained by the HOA. HOA members were adamant about turning over all driveways and streets to the City for maintenance and other needs.
- g. Discussed HOA swimming pool concept and other ideas to make HOA more desirable or stand-out.
- h. Reminder that members may take party and parking complaints to Lincoln police non-emergency; Covenant violations to Directors via sbchoa@gmail.com

Meeting was adjourned at 8:05pm.

Respectfully submitted,

Ryan L Burger