

# Wilderness Hills HOA

## Directors Meeting Agenda

September 25, 2018

7:00pm

Type of meeting: Monthly meeting

Call to order: 7:03pm

Roll call: Dan and Charles (there were 24 homeowners present)

Shelley with Lincoln Financial was in attendance

Brad with Olson and associates was in attendance

A person from the Lincoln planning commission was in attendance

Approval of minutes from last meeting: Dan – motioned, Charles – 2<sup>nd</sup>, approved.

Old business:

- An update on the erosion that is happening down the watershed area behind 32<sup>nd</sup> street is that Lincoln Watershed Department is looking into it. A potential fix would be to put control checks in somehow down the creek.
- The issue of empty lots being taken care of to the same standard that property owned by homeowners was brought up again. Shelley stated that builders can lose their clean up deposit if they are not maintained. The suggestion for homeowners that notice issues is to send an email to Shelley with your concerns.
- Nebraska Color Gardens has recommended removing 8 of the bigger ash trees at this time and replacing trees in spots along 27<sup>th</sup> street that are missing. Between the removal of infected trees and purchasing new trees the cost would be \$7851.50. A show of hands at the meeting have requested that a second bid be secured by the board. Dan will look in to getting a second bid from Eagle Nursery who is the one that plants all the street trees in the neighborhood.
- At the annual meeting Scott will bring more details regarding the neighborhood having an official 4<sup>th</sup> of July fireworks show.

New Business

- A question was raised on how elections for the board work. If you are interested in running for the open position you need to attend the annual meeting and throw your name in the ring and a vote will happen. Currently Charles is the Director the HOA and his term is currently up.
- The board explained why there needs to be covenant enforcement and how that process works. First the homeowner will receive a first and second letter from the HOA asking for the infraction to be fixed. If after the second letter this is not

addressed, then the matter will be sent to the lawyer that the HOA has retained to address the issue.

- A suggestion was made about the possibility of paying the HOA board members or obtaining an HOA management firm to run the association.
- The issue regarding rental properties was addressed. There is not an easy solution that would make everyone happy. The overwhelming opinion of all in attendance is that if a house is a rental property that the actual homeowner is responsible for making sure that the home is kept to the standards of the HOA covenants.
- Our CD came due and the board rolled the \$100,000 in to another 8-month CD earning 2.25%
- A \$218.32 check was approved to pay a bill for legal services due to the attorney the HOA has had a conflict of interest in the matter.
- A \$809.00 check was approved to pay a bill to our attorney
- A \$1338.75 check was approved to pay One6 Lawn service for monthly landscaping services
- A \$49.98 check was approved to pay Charles for the annual meeting signs that were purchased.

Brad from Olsen and Associates was in attendance to speak with everyone about the potential to changing the plans for streets entering the new additions to Wilderness Hills. The proposal is to eliminate a plan to build a road from Rokeby road into the neighborhood. This road would be 34<sup>th</sup> street. There will still be a plan to have a road attaching the neighborhood to Rokeby road and that would be 37<sup>th</sup> street. This would leave one new road entering the neighborhood to once the new school is built. The concession would be that the area where 34<sup>th</sup> street would have been would be used to make a bigger park. Adding in a road would be a costly venture and that money could be used to get a park in sooner through the city. As of now the park is not planned to be done for another 6 years. By eliminating the road, it might help make it happen in 5 years. Brad and members of the city planning commission will be back at the annual meeting in October to bring more information. They are looking for input from homeowners on what they would like to see. It is very important that as many homeowners can show up for this issue as possible.

The next meeting is going to be Tuesday October 16<sup>th</sup> at the Holiday Inn on 27<sup>th</sup> street. This will be in the conference room like it was last year. Everyone is encouraged to attend this meeting.

As a reminder you cannot vote in any elections unless you are current on your HOA dues. If you have not paid your yearly dues yet you would have the opportunity to pay them at the meeting.

Adjournment: 9:34pm. Dan: motioned. Charles: 2nd. Approved.