

# Meeting Minutes

## Elkhorn Highland Ridge Home Owner Association Meeting June 1, 2022 6:30 PM

Location: Mary Robinson-Neff resident Lake Street

Attendee: Barry DeJong, Russ Ninemire, Mary Robinson-Neff, Jeris Rue, Klancy Peterson Esq.

Absent: Jake Hann

The Meeting was called to order by Barry DeJong and no new items were added to the agenda. Review of the May 4th 2022 meeting.

Mary Robinson-Neff presented the treasure report. The M.U.D. mistakenly billed us for our service that had not been turned on in over a year. This brought some discussion and confirmation from Robinson-Neff that the utility would issue a refund and correct their records.

Attorney Peterson clarified the questions that President DeJong raised over clarity of the billing statement. Reasons provided by Peterson for the issues included a Quickbooks accounting/timing issue, a 2 1/2 hour March meeting billing. The past practice was to have all bills and correspondence mailed to the Peterson law office and, from there, the bills were opened, scanned, and emailed to the treasure. There were times when the handling of the HOA mail was more than the cost of the service. A discussion concluded that the HOA would rent a postal box from the Elkhorn post office and transfer mail to the postal box.

In a gesture of good will, Klancy advised that he was amending his invoice to zero (\$0) balance owed to his firm, in an effort to allow our no balance. Peterson also said that his attendance at this board meeting would not be invoiced. The board and EHR HOA appreciate this gesture and accepted his offer.

Motion by DeJong, second by Ninemire to rent a box citing the listed web price of \$9.69 month or \$116.04 year, and forgo having EHR HOA mail sent to the law office. All present voted yes with no nays. The proposal passed.

(Authors note), a postal box was obtained on June 4, 2022 by DeJong

The official address is **20284 Wirt Street #216 Elkhorn, NE 68022.**

**Mail that is not sent in this exact format will be returned to the sender.** (According to the postal documentation.) The cost was almost \$2 less a month than what was quoted on the web page.

A neighbor complaint letter was discussed regarding the recently painted color of a neighbors house. DeJong and Robinson-Neff researched the matter and consulted the bylaws. The Board concurs that the color of the house “stands out”, however, the bylaws call for “earth tone colors.” We consulted the internet to define “earth tone” and the color in question is listed (generic color name not paint color company name) as an earth tone. The Board concluded that no action should be taken regarding this matter. Director Rue was instructed to include a reminder in the Q & A section of our website to discuss this issue and educate the homeowners on Bylaws concerning construction, exterior remodeling, etc.

A second homeowner complaint regarding a long-term, parked motor home was discussed. Ninemire has talked with this resident on two occasions with a promise from the homeowner to move the unit it to storage. As of this writing the motor home has not been moved. Ninemire will attempt again and if unsuccessful, a letter will be issued to the homeowner giving him a deadline.

The HOA past due letter, authored by DeJong, was discussed and was agreed upon unanimously by those present, to send it out to the 100+ residents who are delinquent in paying the yearly and or past years dues.

A discussion on restoring the electrical power to the front signs concluded that volunteer work by a board member and a licensed electrician discovers that the nearest house to the sign on the South side had damaged the line when the professional fence company cut into the line. Since it had been over a year and a half since the cut, the fence company would not pay for the repairs. The resident had sold the house and on advice of our attorney, the cost of taking legal action was not a prudent option. (Note: as of 6/18/2022 The electricity and lights are on, but it appears we has a short on the North side and the electrician will fix the problem.)

Now that the power is on, we can have MUD turn on the water for the island and sign sprinklers. Once we are certain the irrigation is in working order we can replant, weed and mulch the islands. We will use volunteer help with this project. A prior motion for paying for the plants, rocks and mulch has already been approved.

The next island was the rental of 2 dumpsters for an upcoming weekend “Spring clean up.” (Note: the dumpsters were well utilized and both were heaping with HOA members trash.)

The next item involved discussion on the social networking, updates to our website and posting of meeting notes and announcements.

We discussed having summer events for children and families with a 4th of July parade and coloring page with children’s finished art being posted on the website.

The Board recognized and thanks Tyler Allis for mulching the area around the North sign.

The Board asked Realitor Monica Dempsey to starve as our real estate advisor for regarding realestate sales, and future projects like welcome letter, and other opportunities that would help bring community to our HOA.

Next meeting: **September 7th 2022, DJ's Dugout 6:30 PM.**

**OCTOBER 9th 2 PM is our Annual meeting tentatively at the IGH hotel 192 W Maple conference room**