

Elkhorn Highland Ridge HOA Board Meeting

Wednesday, March 29, 2023

2704 N 191st Street

Agenda

Member's present Barry DeJong, Mary Robinson-Neff, Jeris Rue, Monica Dempsey

Excused Russ Ninemire

- Introduction Monica Dempsey, newest board member and Secretary - Dempsey
- Review of minutes from last board meeting – DeJong
 - Barry will send – he did not have these at the meeting because we met via Zoom.
- Board member actions for the good of the HOA (round table sharing)
- Financial review -Robinson-Neff
 - Delinquent Dues
 - Reviewed spreadsheet and looks good. Monica will look to see if there is anyone she knows on there and tap them. Other wise we will draft a letter, have council review and then send.
 - Review of Delinquency letters – Mary
 - Quickbooks purchase, passwords to a second Board member
 - Need to look into reimbursing Mary for any out of pocket expense and get this into HOA account responsibility.
- Review and record of receipt from our Attorney's Office on Nonprofit Corporation Biennial report for the Secretary of State (emailed earlier due to the April 1st deadline.)
 - Draft a list of items we DEFINITELY want council to handle and then see what we can take on our own.
- Review of invoice by attorney for an email sent to their office that also include Mary's as a cc.
- Contracting with J Pasillas for Sprinkler service and repair as well as directed landscape needs on islands and near signs
 - Let's see how this goes for a few times. Paying Hourly. We will have him turn on sprinklers, take out tree and re plant. HOA will decide on a new tree.
 - Barry will spray for bagworms. Needs to be done in April. Monica will find the chemicals needed.
- Discussion on Activity Committee, establishing a chairperson to begin recruitment. (Easter Egg Hunt, dumpster, 4th of July, Back to School, Micro library, food truck, flag day etc.)
 - Board needs to identify a few events for 2023 and use these to recruit committee members and chairs.
 - Little Library – Monica will call landowner to see if we can place by bench on 189th. Free Book to kids attending. Possibly have ice cream truck or food truck for the event.
 - Spring Clean Up – Need to ID a place for Dumpsters. Monica will check pricing. Need them for 2 consecutive weekends.

- Mary will reach out to talk to possible decorating chair.
- Review of letter by resident who is complaining about the trash
 - Reviewed and determined not much we can do at this point except encourage neighbors to pay more attention to this on windy days. Will post something on our website.
- Received a request to address barking dogs
 - Need to go through proper city channels to address this when it happens. Will post something on our website.
- Request to review ice buildup on Miami Street near the 192nd st Stop sign. Residents slide into intersection and two accidents are a result
 - Need to contact NDOR or Mayor's office. If board members notice, notify each other so we can all call the hotline. Will post the phone number on our website.
- Review of a request for a Gazebo
 - Barry will send plans/specs to us
- Review of a request for a privacy fence (189th and Miami Street)
 - Completed already.
- Complaint of a fence section that has been down for many months along Miami Street
 - Not much we are able to do here. It's up to the homeowner if they want a fence or not.
- Complaint of a dog confinement, front yard fence by a residence on 191st Ave.
 - Barry and one other will stop to talk to them – **we decided any interaction with neighbors should be done at least in pairs.**
- IT Q & A updates, discussion on creating a page to scan member business cards and services
 - Monica will send into to get this started for beta. Requirements are you have to live in the neighborhood.