

Elkhorn Highland Ridge HOA Meeting and Minutes

January 18, 2023

Location - Snowstorm, so the meeting was transitioned to a web meeting.

Members present Barry DeJong, Russ Ninemire, Mary Robinson-Neff, Klancy Peterson Esq. attended

Kim Bachman was not present

Jeris Rue was absent, out of town, and unable to connect.

Agenda

Approval of 12/7/22 minutes. Motion by Russ, second Barry approved

Update on board resignation of Kim Bachman text message to Barry,

Vote on board assignments conducted by Klancy Peterson

Nominee positions

President - Barry DeJong

Vice President - Russ Ninemire

Secretary - vacant

Treasurer - Mary Robinson-Neff

Information Technology - Jeris Rue

All positions remained the same, motion by Russ, 2nd by Mary, voted unanimous of members present.

Board updates on good of the Neighborhood

Barry called the Mayors hotline on a missing street sign on 190th and Miami street. I reported a pothole between 189 and 190th on Miami street.

Matt Thagard helped take down the holiday lights. The lights are stored at Mary Robinson-Neffs residence.

Russ complimented the holiday lights and those with the decorating committee who selected and helped put them up.

Mary Robinson-Neff reported on a volunteer who will give the HOA a mini library box that can be placed on the neighbor's property.

Treasures report

Update on membership dues Robinson-Neff showed a spreadsheet with a balance of \$16,740.49. We collected 151 member dues with 85 remaining out of 246 occupied homes. We have 7 vacant properties. (2 are newly built, unsold, Sudbeck homes, and 5 properties had return mail, some indicating vacant and 2 from Hildy properties (David City, NE). This leaves an outstanding balance of approximately \$9,000 still owed to the HOA. Mary pointed out the our cost for mailing out the annual letter was \$309.00. Utilities (MUD and OPPD) \$90 a month.

February 1st, 2023 the HOA will assess at 12% interest rate on delinquent payments.

Motion to purchase Quick Books online for \$30 a month (\$360 per year) Mary has been using a limited free trial version of Quick Books, however, Jeris commented via text, prior to the meeting, that he did not think Quick Books is compatible with our organization status and getting the allocations to work properly. Compatibility questions regarding the ability to link to PayPal and Venmo through our website. Jeris and Mary will continue to investigate. Meanwhile, we will continue to explore our options. The monthly cost for Quickbooks is \$15 a month and can be canceled on a month-to-month basis.

Discussion on taking legal action on delinquent dues of residents who are in the rears by 3 years. Records reflect that 16 residents have not paid their dues for the past 3 years. This amounts to \$3,360 owed to the HOA and the Board feels we have done as much as possible to collect these dues. We opened up a discussion with attorney Klancy Peterson to explore taking legal action and the next steps. The Covenant allows for the HOA to assess the attorney fees as well as the 12% interest in our lien filing. The board discussed providing a final notice and intent to take legal action, letters to the 16 households. This last-ditch effort is to give notice of the intent to take legal action on behalf of the membership, by the HOA board of directors.

Approval of holiday light purchase invoice, Approved in November, information only total cost of decorations and supporting accessories was \$772.54.

Pay Pal dispute An issue has come to light regarding a resident attempting to pay dues via PayPal. The resident paid 3 separate times for the same amount for 2023's dues. A protest was filed by the resident after we refunded 2 of the 3 payments. PayPal ruled against the HOA and returned the final \$70 plus an additional \$18.04 in fees and fines. The fine was charged by the bank but collected by PayPal. Barry has tried once to contact the resident to explain the issue and seek payment. Barry will continue to try and make contact.

Discussion on updating bylaws by Petersen law firm and with board input, seeking a cost bid and process for updating. Related to earlier discussion and areas of the bylaws that seem outdated and needing of clarification. Our attorney stated that we, as a board, can change the bylaws on our own and post the changes on our website. It was suggested that changes made are mentioned in meeting minutes. The board will have future discussions on beginning this process.

A Fence Proposal was presented to the board and we reviewed a request for 2627 N 189th St for a 5' black metal fence over a portion of the front, side, and 9' of the back yard. A diagram was submitted. The board voted to approve the request. Mary will notify the residents.

Issue #1 Can the board accept communications ie. building plans, solar panels, deck, and fence, by 3rd party contractor This question was presented recently when a solar panel contractor inquired if they could submit plans for a resident and on behalf of a resident. Attorney Peterson stated we can accept if done on behalf of the resident. It should be noted that the board has no solar requests at this time and that the contractor was seeking Elkhorn Highland Ridges process.

Issue #2 Approval of fence plans based on the answer to issue #1 Peterson suggests a universal standard of approval by the board. The key word is consistency.

Issue #3 Does 1 electronic copy suffice regarding the bylaw or covenant wording that requires 2 members to submit 2 copies? Peterson said electronic should be sufficient to accept 2 paper

copies. Suggested wording directions for architectural approval requests to the HOA board.
Offer an attachment option.

Meeting adjourned at 8:40pm