## LAKEVIEW HOA

Special Meeting

4/26/2024

1900

Aufenkamp Residence 20803 Woodridge Dr Gretna, NE 68028

1. Call to Order

* Heath Aufenkamp, President, called meeting to order at 1900

1. Call Quorum/Roll Call

* Quorum obtained with > 16 households present review of audience.

1. Agenda

* Meeting time and location and agenda sent out via postal mail greater than 10 days, but less than 60 days notice per ByLaws.
* Newletter and event also posted on lakeviewne-hoa.com website. Event reminder sent out on Facebook group during the week.
* Passed out copies of ByLaws and Covenants to share amongst attendees. Directed that Covenants and ByLaws are openly available on the HOA website
* Passed out copies of HOA website registration directions for those who had not yet registered
* Heath overviewed expectations and decorum for meeting and that there will be an opportunity for questions at the end of the meeting.
* Heath reviewed roles of the board and accomplishments since January
* Reiterated use of the HOA website at lakeviewne-hoa.com as official location of the HOA. Use of the Facebook page will continue without changes due to nature of ease of discussion
* Reviewed current dues collection was 50% at the time of the meeting
* Heath reviewed directions and expectations for submission of Architectural Reviews and Violations on the HOA website
* Heath reiterated expectation if there is a dispute between neighbors that they first understand the covenants and that they discuss with their neighbor. A submitted violation without attesting to unresolved neighbor to neighbor discussion will be immediately dismissed without investigation.
* Heath discussed differences between HOA and SID complaints. While Justin is on both boards, that may not always be the case that we have a representative on both.
* Heath reviewed the Architectural Committee and need for volunteers and expectations he has for those reviewing to stick to what is definitely written in the covenants.
* Justin wanted to remind members with upcoming election season, it is written in the covenants that the only signs allowed are construction, personal business, and for sale signs. Political signs are not allowed.
* Heath turned over meeting to Bryan for lawncare and committee review
* Bryan and Heath reviewed quotes received from lawncare services companies as higher than expected and could probably lead to Special Assessments in order to meet the budgetary needs
* Bryan overviewed the quote he gave to the board to be a contractor and how he came up with the amount based upon the Lots needed to maintain
* Bryan reviewed the work that has been done for the pollinator habitat and work with the Pheasants Forever group.
* Bryan reviewed what Pheasants Forever is giving us in terms of monetary contribution and resources
* Question about continued maintenance from member. Bryan discussed through Year 3 maintenance plan
* Question about why the 10 foot buffer was decided this year and why not all the way to the property line. Bryan said it was a board decision as a courtesy to residents bordering the pollinator habitat. It could certainly be extended by the 2025 board, if so desired and could further cut down mowing requirements.
* Discussed that snow removal & gritting on HOA property will be likely minimal due to the only mailbox on HOA property is the one near the YMCA. Other mailboxes are on SID property and will be maintained through the SID contracts
* Bryan moved on to discuss the Beautification Committee and requested for volunteers. Mowing by volunteers will further reduce the HOA expenses to contract Bryan to mow regularly.
* Heath & Bryan covered violations and currently no fee schedule policies and currently only available tool by the board is to temporarily suspend voting privileges.
* Bryan turned over the meeting to Justin to review finances.
* Justin reviewed again the dues collection was at 50% at the time of the meeting with the due date coming on April 30th. Late fees, per covenants, are 15% per year starting 60 days after the due date.
* Justin reviewed current amount banking balance and short term obligations
* Justin discussed also the need for committee volunteers for welcome and events planning. Mandy will likely be leading this inaugural committee set up due to history with the events planning in the neighborhood
* Bryan and Justin reviewed the Amendment processes for both covenants and bylaws. Reasons we cannot make changes until August. Heath reiterated that we would like to crowdsource amendment proposals to review and bring to another Special Meeting around the time when we can make changes
* Reviewed possible board-sponsored amendments to ByLaws or Covenants, such as increasing board members to 5, terms to 2 years, staggered terms, electronic proxy voting, sheds, etc.
* Justin also posed question to members about thoughts on short term rental ban in the neighborhood to be added in the covenants. One member wanted to make sure that if we would ban short-term rentals, it would not impact or carve out corporate/executive housing rental. This could be taken into consideration.
* Justin reviewed SID meeting coming up on May 14th at 11:30 at Lamp Rynearson and upcoming discussions, including traffic control. Will be purchasing radar traffic signs similar to what exists in Highlands Ridge. Invited members to attend if they can as it is a public meeting.
* Member discussed increased traffic and racing. Justin and Mandy, chair of SID #335, discussed plans to get an official engineering study completed later in May. Both discussed why the engineering study is necessary to install traffic and speed control measures in the neighborhood, including needing to meet a threshold of cars and speed.

1. Open Forum

* Open Forum is called by Heath to discuss any other concerns
* Discussion on traffic concerns
* Discussed other companies to get quotes from on landscaping next year given Bryan may not be able to do as much at that time. One member suggested hiring the teen that does lawn care that lives in the neighborhood. Heath and Justin stressed that the HOA should be definitely seen as a company, so hiring a teen may pose other risks for liability, risk acceptance, and would need to submit a W-9 as all contractors who are paid more than $600 in a fiscal year must have a 1099 sent and filed.
* Questions about planting in the right-of-way on 204th St posed. Justin advised against any planting there as 204th is slated to be redone at some point in the next couple years. Trees would likely be ripped out by the city construction, so planting should be contained within the yard. SID was made aware of future plans, but has not seen anything exact on what would be done. The SID has earmarked money that is obligated to the city to help fund construction
* Questions on online payments on the website. Justin discussed that checks are accepted and the HOA had recently also set up Venmo

1. New Business

* Discussed need for another Special Meeting likely in August to kick off amendments to covenants and bylaws.
* Bylaw changes will need to be legally vetted and written by the HOA lawyer and then fully published or summarized in the announcement for the next Special Meeting so that they can be voted upon.
* Covenant amendments that have been suggested and agreed upon by the board may also be drafted up by this time

Meeting Adjourned by Heath Aufenkamp at 2010.

Meeting minutes drafted by Justin Gripp, Secretary/Treasurer