

**Pine Lake Heights Homeowners Association (PLHHA)**

**Minutes - 2024 Annual Meeting**

**Saturday, April 6, 2024 - Location: Walt Library**

**Directors and Officers present**

Directors: Tim Texel, Chris Sarber-Shoff; Jeff Jedlicka

Officers: David Shoff, President; Bob Raatz, Treasurer.

Cheryl Mayer, Secretary and Mark Lorenz, 1<sup>st</sup> Vice President, absent.

**Call To Order** David Shoff, President

**Presentation** of "A Biological and Chemical Approach to Restoring Water Quality in Urban Ponds" by University of Nebraska - Lincoln Chemistry Professor Steve Comfort

**Quorum count:** 7 homeowners present, plus 5 proxies. Quorum met.

**Minutes - 2023 Meeting**

A motion was made by Cindy Stevens to approve the 2023 Annual Meeting Minutes with no corrections. Motion seconded by Ken Volker. The motion carried unanimously by voice vote.

**Treasurer's Report - Bob Raatz**

- 2023 income was \$43,954, from dues and minimal interest (\$4,000), expected \$9,000 interest in 2024
- 2023 expenses were \$46,774. Exceeded income by around \$2,000
- Largest expenses were
  - Ray's Lawncare \$13,333
  - Accounting services by Grafton & Associates \$6,280
  - Tree removal was \$5,272
  - Legal expenses \$14,257 (homeowner issues, common area issues, and unrecovered delinquencies)
- Cash balance was \$242,570
- Dues receivable was \$2,360

A motion was made by Cindy Stevens to approve the Treasurer's Report. Seconded by Ken Volker. The motion carried unanimously by voice vote.

**Unfinished Business**

Dues, Liens and Foreclosures - Tim Texel

- Cost for lawyer to write a letter requiring payment of delinquent dues is typically \$150
- Payment plan is offered, then a lawsuit is brought
- Last August 1st, 9 liens were filed
- 4 cured their liens, 3 set up payment plans
- 1 homeowner amount was discharged due to bankruptcy
- 1 lawsuit filed
- Change of procedure, now file lien first, then the demand letter with the \$150 cost assessed to the homeowner
- Adding fees for the collections due to the accounting

Commons Update - Tim Texel

- 3 trees were replaced last year
- Volunteer willows are being removed from the dam by The Tree Guys
- The cottonwood trees are beginning to die off, and this is driving the tree removal
- Planted two trees on the west side of pond
- One tree planted on the north of Tempe Lane
- One tree planted on the south of Phoenix Blvd
- Crabapple south side of Tempe was blown down, will be replaced
- Neighbors around park bench just north of San Mateo are requesting a shade tree by the bench
- Planted several cone flowers in the corners of landscaped areas along the bike path
- Replacing mulch with rocks has been successful
- Decorative fencing has kept the kids off the plants

- Two lids on trash receptacles are broken, need to be replaced (about \$500/per, with shipping)
  - Ken Volker motioned, Christina Shoff seconded, to authorize purchase of new lids. Approved by voice vote.
- Snow removal is going OK

### **New business**

#### Garage Sale Announcement – Chris Sarber-Shoff

- In 2023, there were over 25 houses participating
- The Garage Sale will be May 30 - June 1.
- It will be advertised, put on Facebook and NextDoor, and have balloons provided
- Chris Sarber-Shoff will handle it

#### Other

Floor: *What about boat on 7110 Phoenix?*

Tim Texel: City has changed rules. Since the Association's covenants are based on the City ordinances, we are not able to enforce. Changing the covenants is the only option, which will required 2/3rds of all members

#### Director's Election

Tim Texel:

- Members elect the Board and the Board appoints the officers
- Brent Hanson has moved, Chris Sarber-Shoff, and Tim Texel are renewing, Jeff Jedlicka is moving from vice president to become a director

David Shoff: Are there any new candidates?

Floor: *No response*

A motion was made by Cindy Stevens, Ken Volker seconded for the slate of Tim Texel, Chris Sarber-Shoff and Jeff Jedlicka. The motion carried unanimously by voice vote.

### **Adjournment**

A motion was made by Chris Sarber-Shoff to adjourn the 2024 Annual meeting. Motion seconded by Tim Texel. The motion carried unanimously by voice vote.

Respectfully submitted,

Dave Shoff, Acting Secretary,  
Pine Lake Heights Homeowners Association