**meeting minutes of Board**

**of**

**southern pointe HOMEOWNERS’ association**

The undersigned, constituting the current Board of **SOUTHERN POINTE HOMEOWNERS ASSOCIATION** a Nebraska mutual benefit corporation (the “Company”), hereby adopt of the following minutes with resolutions and direct that these minutes and consent be filed with the Company records after execution hereof below by the Board:

Following notice to the members of the Association and the Board in compliance with the Association’s Bylaws, a special meeting was held on October 23, 2024, at 6:00 p.m. CST at 254 N. 114th Street Omaha, Nebraska 68154.

**BOARD ATTENDEES:**

Alex Winter, President and Director

Amber Martin, Vice President

Jim Pederson, Secretary

**OTHER ATTENDEES:** Jim Marriott and Brent Guill, Property Managers from Realty One; Craig Harmsen and Derrick Parnell from the SID; and about 25 members representing approximately 15 homes.

**AGENDA:**

1. Introduction of HOA and board – initial meeting.
2. Anticipated financials.
3. Role of protective covenants.
4. HOA covenant enforcement capabilities.
5. Architectural improvement process.
6. Determination on continued need or not of Realty One and their costs of management of the HOA.
7. Q&A.
	1. Member concerns consisted of why we're paying so much for green space maintenance, what exactly Realty One does to warrant being paid 6000 a year, why many homeowners weren't told there was an HOA or covenants in effect when they purchased their home, who put the board members in charge, and how they can go about having sheds.
	2. On sheds, there was a discussion on obtaining proxies/votes for amending the covenants to allow sheds since they currently do not versus altering plans of a shed into an addition to the Members’ homes for storage purposes.

***Resolutions:***

**RESOLVED**, the Board, after discussion and meeting with the Members, resolved that it will no longer employ the management services of Realty One and will continue for the time being as a self-managed HOA to conserve costs.

**RESOLVED**, the Board would get bids for lawn maintenance separate from the SID areas.

**RESOLVED**, counsel for the HOA is Connor W. Orr and his firm, the Orr Law Group, PLLC, and he will be involved to assist in drafting the amended covenants for lien and covenant enforcement as well as for amendments to rules on sheds and other covenants if and when seventy-five percent (75%) approval of the Members/lot owners by vote and/or proxy on the same is procured by the Members and/or Board.

Notice is given to attorney Connor Orr for further compliance with federal and Nebraska state compliance procedures.

These minutes are hereby adopted by the Company as evidenced by the below signatures of the current and attending Board members thereof.

Dated this \_***29th***\_ day of \_***October***\_\_\_\_\_\_\_\_, 2024.

 Alex Winter \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Alex Winter, President and Director**

 Amber Martins

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**Amber Martin, Vice President**

 Jim Pederson

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**Jim Pederson, Secretary**