**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, the annual meeting was held on January 6, 2025, at 6:00 p.m. CST at 760 W Gold Coast Road Suite 109 Papillion, Nebraska 68046.

**BOARD ATTENDEES:**

Alex Winter, President and Director

Amber Martin, Vice President

Jim Pederson, Secretary

**OTHER ATTENDEES:** Craig Harmsen and Derrick Parnell from the SID; representatives from the Southern Pointe TOA board; and about 20 members representing approximately 10 homes.

**AGENDA:**

1. Call to Order/Roll Call.
2. Review of the previous meeting minutes.
3. Presentation of the annual budget.



1. Old business.
   1. 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.
   2. The Board will get bids for lawn maintenance separate from the SID areas.
   3. 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.
2. New business.
   1. Twenty-six property owners have yet to pay dues. Five of these are townhome/villa owners who may not realize they must pay both TOA and HOA dues. This constitutes $3250.00, which will impact the budget. The Orr Law Group will be sending certified letters to each delinquent property owner and then moving forward with the lien process.
   2. Playground: Where would we put this if we are able to move forward (our attorney is willing to speak with David Black on our behalf to gain approval for a playground). It appears the only location is in the OPPD easement under the wires, which is a concern. Are the SID-proposed trail/benches enough?
   3. Covenant review
      1. No sheds or outbuildings are permitted (but additions/buildouts are allowed with board approval).
      2. No trailers/campers/etc. may be parked on the street at any time. Trailers/campers/etc. may only be parked in driveways seven calendar days per year. Enforcement will begin January 15th, 2025.
      3. Overgrowth of weeds is not allowed at any time throughout the year. Enforcement will begin May 1st, 2025.
3. Open forum.
   1. Questions about weed abatement around the wetlands/ponds.
   2. Issues with streetlights/utility poles being crooked from the storms.
   3. Trash bin issues with transfer to Papillion Sanitation.
   4. Food trucks are a good idea and might allow for an opportunity to get petition signed by 75% of homeowners to change covenants to allow for sheds.
4. Adjournment

***Resolutions:***

**RESOLVED**, the Board, after discussion and meeting with the SID Board, received a mow plan and monthly cost ($1000/month May-October) for mowing of the HOA areas from Centennial. Will receive a new bid for the 2025 mowing season around February or March of this year.

**RESOLVED**, the Board defers streetlight/utility pole issues to Omaha Public Power District.

**RESOLVED**, the Board defers wetlands/pond issues to the SID Board.

**RESOLVED,** the Board defers trash bin issues and service transfer to the SID Board.

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

Dated this \_***9th***\_ day of \_***January***\_\_\_\_\_\_\_\_, 2025.

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**