Candlewood July 2025 Meeting  
  
Attendees: Steve Hamilton, Linda Hamilton, Craig Bassett, Dale Inglis, Troy Schmidtke, Craig Bassett, Tom Mulligan, Doug Amen, Tom Martin, Dorothy Beer, Bob Beer, Abby Blair (Sage), Lisa Flairity, Sandy Schutt, Kory Kramer, Meghan Lewis, Julie Nerdeer.  
  
Called to session 7:00  
  
Sage presentation- Abby Blair introduced herself and SAGE. Question about vendors and explanation. Question about delinquent dues. Three letters as reminders than go to board. Sage will take care of liens. Sage handles about 50 HOAs around Omaha-metro area. HOA management business for about 7 years.  Sage expressed pride in be responsive. Website discussion about declaration, by law, covenants. There will be a quick link for URC violations which will be anonymous. Violations will go to Abby and see if it, in fact, a violation. Reporting party will receive notification. Violator will receive letter. Link for APR will be on website. Link for requested invoice will also be included. Can also include neighborhood information but not as dynamic as a social media page. Sage will keep documentation of URC violations, violation letters, and can be shared with board or URC committee. Ben at Sage will be point person for violations. Will need system in place between current URC and how Sage will handle violations. Trash can violations of particular concern and pose the problem of immediate mobility so encouraged to take pics to send to Sage. Suggestion about sending emails versus mail for disseminating information.  
  
June Minutes approved.  Beer moved. O'Connor seconded.  
  
Treasurer's report: Candlewood Homeowners Association July 14, 2025  
  
June’s Budget Comparison  
Income:  
Income for the month was $18,158.28, consisting of $1,382.50 in dues, $35.78 in  
interest, and $16,700 reimbursement from OPPD for park restoration.  
Expenses:  
Total expenses for the month were $18,680.80, consisting of Grounds, Lake, and  
management fees.  
Available Funds:  
Operating & Savings: $60,004.34  
Lake Reserve Finds: $33,724.73 and a $105,714.12 CD that comes due 11/27/2025. Will renew CD when time comes or high rate savings account.  
As of June 30 there are 40 delinquent accounts totaling $13,999.84. Motion and seconded. (Inglis, Mulligan) Report Approved.  
  
Hamilton and Beer attempted to change paperwork for CD. Question about changing names. Decide to leave as is.  
  
Officers elected in March 2025. Troy Schmidtke, Tom Mulligan, and Doug Amen.  
  
SAGE requesting that we give continued approval for payment to regular vendors on regular basis. (OPPD, MUD, Abe’s Trash). Issue is tabled. Question about level payment plans for services.  
  
APR requests : Only one request, approved, since last meeting:  
- Parizek, 12322 Rose Ln; new siding, same color and type.  
  
Discussion about how to update new residents about the APR process.  
   
  
Grounds- Craig O'Connor

Limbs from tree in park removed.  Branches cut up and our trash hauler removed. Minimal charge.

The water leak under the 132nd St has been repaired pending concrete pad replacement.

I have asked for a bid to aerate and over seed the park this fall.

Alpine Grounds has been spraying weeds at the park more this year due to poor turf quality from the damage last year.

The two dead aspen trees in the 120th street entrance Cul de sac are scheduled to be removed by Roots Tree Service.

Recent storm damage on a couple trees along the dam.  Working to resolve.

Lake committee (Craig Bassett): Transducers working as well as they can. Saved approximately $9,000 in treatments. They are not working perfect but keeps chemicals out of water. Bob Beer west end getting more filamentous algae and only thing that works is chemicals. Discussion about weed control and treating weeds with treatments.  Burt street culvert is full of sand.     Tom made a comment that the culverts were cleaned out before.  Steve thinks that the city will not take care of it again. Need to find a contractor to clean it out. Discussion about solutions for clearing it out.  
  
URC (Linda Hamilton)-   Linda, Judy, Sandy, Joanie, Cathy, Kathy.  Karen absent

Meeting called to order at: 4:30 pm

1. Reviewed Martin’s and Zimmerman’s moving out of neighborhood.
2. Discussed pending and new covenant violations by zone that were put on hold until the July meeting.   14 violations reported.
3. Updated on new management procedures outlined by Sage HOA management company.

* The committee reviewed the procedure for us to report a Violation  outlined in the new Candlewood HOA website at <https://candlewoodnehoa@.com>  The committee will bring the concerns to our meetings for review then each member will send in their complaints to Sage.  Concerns were expressed on the proper bylaws to be used for different violations. Linda will put together a reference sheet to use.  Also, with each reported violation a picture is required attached to the report.  Again, concerns were expressed about how to do this.   Linda will take care of the concerns reported today and at our next meeting will have written guidelines on our reporting procedure.
* At the next meeting we will review zone coverage and adjust to cover two zones vacant at this time.

 New Business/Open Discussion

* Newsletter URC articles…..any suggestions or comments for me for content in future articles?  The committee approved of current articles and liked how written.  Newsletters will be every other month now.   Next letter will be September.
* Farwell to Kathy Martin, thanking her for 41 years of service to

the Candlewood Neighborhood and gave her a small gift of appreciation from our committee.

S. Hamilton-Discussion about SAGE process and the HOA circle’s suggestion that if by-laws are more than 15 years old, they need to be updated, to be include a fee schedule for URC violations. Suggestion about retaining legal counsel to update by-laws. Discussion about SAGE communicating violations in person.  
  
Planning- Budgets used Admin 87% used; Grounds 55% used; Lake 90% used ; Social 66% used.  
  
One more picnic table at park- no. Trash cans enclosure, wood on shore, shade covering for tables. Fence back of empty lot across from park to stop interlopers.  
  
Social committee-No update.  
  
Old business- Steve talked with Selma at city, Candlewood Hills and developers about getting report re: wetlands.  
Visit from Flag provider- Donated three flags for park and roundabouts. Vote for $200 for flags for rest of year. Motion and seconded (O'Connor, Beer). Approved.  
  
New business-Boxes from PJM are missing. Beer suggested that nothing in boxes was material functioning of HOA.  
Three VRBOs/Airbnb's in neighborhood against by-laws. Need to address whether Board will address. Maybe should be mentioned in newsletter.  
With changing to SAGE-need to transition email and website. Will also transition to digital copy of directory.  
  
D. Beer- discussion about shutting down old website. Discussion about emailing directory quarterly. Call from non-HOA individual to buy membership for park access. Request denied.  
  
Adjourned- 8:35