

## Crystal Creek Home Owners Association Annual Meeting

Meeting Date: Thursday February 28, 2013

Meeting Location: Gretna City Hall

Attendance:

### Board Officers

President – Teri Earl

Vice President – Trent Rice

Treasurer – Maynard Shubert

Secretary – Steve Willey

Cody Webster

17 Home Owners were in attendance

1. Meeting was called to order at 7:04pm
2. Introduction of the current Board Members
3. Treasury report was reviewed; So far 31 lots have paid 2013 dues not including the dues that were paid at tonight's meeting
4. Reviewed the projected 2013 operating budget and the revised dues and the lack of need to have another special assessment at this time.
5. Question was asked who was responsible for clearing the side along Cornhusker Rd., HOA Board will check into this and the budget may have to be modified to account for this if needed.
6. Discussed the fence damage that has occurred and the still existing fence repairs that are needed. The new damage estimate at the park was believed to be approximately \$400 assuming we make the repairs ourselves. Explained that the HOA Board is also looking into get material to repair the fence at the Southwest Corner that was never repaired and that an estimate still needed to be completed for miscellaneous repairs throughout. Question was asked if any further action was being taken against Jason McCune to get repairs completed on fence along Cornhusker. No further action had been planned based on the advice of the HOA Lawyer.
7. Question was asked if HOA Board had had any further discussions with Celebrity about dressing up the main entrance. No additional discussions have been had and Celebrity has not stated any interest in doing so.
8. Discussed Celebrity Homes progress
  - a. 4 homes are currently being built and 2 have been sold and 6 more are now listed.
  - b. HOA attempted to address several questions/concerns that have been raised over the last several weeks. Discussed that Celebrity is doing what they said they were going to do in the McCune agreement letter and they are following the Covenants. Questions were raised on the 2 homes at the corner of 202<sup>nd</sup> and Crystal Ave. not having brick or siding on the foundation. Reviewed the Covenant and attempted to point out that it was written with the allowance for "Other Approved Material", also pointed out that other homes have been built with meeting this requirement. This did not seem to satisfy some residents.
  - c. Also review information that has been collected regarding the existing home values versus the asking prices of the Celebrity homes being built. The prices being ask place the Celebrity homes right in line with the average existing home values.

- d. Concerns raised that floor plans do not meet the Covenants and that the HOA is not monitoring. HOA tried to show that while we have not reviewed every specific floor plan, the requirements of the Covenants are being met.
9. It was mentioned by one of the residents that Mutual of Omaha is offering a \$5,000 grant for improvements. Neighbor will forward the information and the Board will check into applying for the grant.
10. The floor was opened to all for nominations for the HOA Board. The entire existing Board was motioned and seconded for re-nomination. Simple majority show of hands vote was asked for after multiple people agreed with the nomination. The board was re-elected. One question was raised regarding the method of election, the statement was made that it didn't seem right. It was pointed out that resident had to be present to vote by the By-Laws of the neighborhood and if there was anybody else that wanted to be nominated to speak up. No other nominations were made.
11. Next meeting will be held April 11<sup>th</sup> at Langdon's at 7:00pm
12. Meeting adjourned at 8:15pm