

BOULDERS @ WILDERNESS RIDGE HOA ANNUAL MEETING MINUTES

APRIL 24, 2018

LOCATION: TANNERS MEETING - LINCOLN

TIME: 7:00 PM

MEETING CALLED TO ORDER

President Jim Bunz called the meeting to order: Each member introduced themselves and roll call was recorded as follows:

MEMBERS PRESENT: Jimmy and Terri Pattavina (2312), Lisa Minchow (2316), John & Sharleen Ragsdahl (2328), Marnie Moody (2340), Tom and Margo Carlson (2412), Gene & Karen Hand (2516), Jim & Sandra Bunz (2604), Shirley Peterson (2612). It was noted by Sandra Bunz that Bill Nydahl (2324) and Glenna Oltman (2616) had given their vote by proxy to Sandra & Jim Bunz.

ELECTION OF OFFICERS: President Jim stated the following members have agreed to serve as the 2018 officers and asked for a motion to approve these members as officers. Jim Bunz, president: Jimmy Pattavina, Vice President: Marnie Moody, Treasurer: Shirley Peterson, Secretary: Stephanie Hupp, Advisor: Gene Hand motioned these people serve as officers for the 2018 Fiscal year. Jimmy Pattavina seconded this motion and motion carried.

APPROVAL OF 2017 ANNUAL MINUTES: Secretary Shirley read the April 4, 2017 annual minutes. Gene Hand motioned they be approved and Marnie Moody seconded this motion. Motion carried.

TREASURER'S REPORT: Treasurer Marnie Moody handed out the yearly Treasurer's Report to each member present. She reported our total income for 2017 was \$21,890 and total expenses were \$20,884.17 leaving a balance of \$1,005.83. A copy of this report is attached to this set of minutes.

Marnie reported that she had asked for window washing bids from 3 other providers but no one responded with a bid. Thus, it was decided to keep our contract with Natural Light who charges \$45 each unit (\$90 per townhome) for each washing. New members are reminded the outside windows of each unit are washed each spring and each fall.

Marnie also reported that our current garbage collector will pick up Recyclables for \$9 more per month for each unit with the stipulation that all units must be included in this \$9 fee, regardless if they choose to recycle or not. This cost would be passed on to each member thru an increase in our annual HOA dues. Discussion was given this topic and it was noted the members had voted down recycling pick-ups in years past. Lisa suggested we reduce our 2-times-a-week garbage pick up to one-time and perhaps this savings would allow a recyclables pick-up. Marnie will check in to this possibility and advise President Jim of her findings. No formal action was taken tonight regarding our current garbage pick-up or adding recyclables.

LAWN AND SPRINKLER CARE UPDATE: Jim Bierbower, representing JB's Lawn Care, our current lawn care vendor was present for this portion of our meeting. Jim apologized for the short notice members had earlier this spring to respond to his crew as to what they wanted to have done regarding trimming of bushes. Thus, they will have a 2nd "spring clean-up" day for our HOA on May 3, 2018. He advised that his employees do trim all decorative grasses but do not trim other bushes unless President Jim has advised JB's Lawn Care that the lot owner(s) request other bushes be trimmed. Thus, each resident is asked to e-mail President Jim prior to May 3 of any request they have regarding trimming of their bushes or needed repair of their sprinkler/drip irrigation system. Bierbower advised they will turn on the full cycle of our lawn irrigation system next Monday (April 30) and will be watering weekly on Tuesdays, Fridays and Sundays. Residents with sprinkler head problems need to place a small colored flag by each non-operating sprinkler head as well as e-mail Jim Bunz of this issue as Jim is the liaison between JB Lawn Care and each resident. Gene Hand offered colored flags to any resident needing some to mark non-working sprinklers. Some residents commented that their

rain spout extensions had been hit/driven over/smashed by the mowers and asked whose responsibility is it to remove and/or replace these damaged spout extensions. Bierbower explained his Lawn Service's responsibility to lift/remove and replace them but often it is easier for his workers to mow up close to them and then trim around them with their grass trimmers. He stated that he will replace any sections of these extensions that have been damaged by his mowers if the home owner will advise him, through e-mail to President Jim, of their damage and need for replacement.

LANDSCAPING COMMONS AREA AT WEST END OF ROKEBY: Bierbower of JB's Lawn Care reported he has received a bid from Nebraska Sod of \$2413 for sod on our Association's west end commons area. Discussion was given regarding the irrigation set-up, sidewalks, possible ways to hide the utility area from street view, a berm area similar to the one at the east end (27th street entrance) of Rokeby and one or two low maintenance trees. Tom Beckus, representative from Iron Ridge, the developer of the west area on the south side of Rokeby, was present and advised that his group will contribute to the cost incurred for the landscaping of the Rokeby west commons. He also advised that it is his understanding that Wilderness LLC has an agreement with the City of Lincoln that the LLC will provide sidewalks along the street where new development is occurring as the homes are being built. Thus, if this agreement still stands, the sidewalk next to this west commons area should not be the expense of our HOA. Bierbower agreed to do a landscaping plan, considering the suggestions discussed this evening, and present it to President Jim. Once the plan is submitted it will be presented to the Association members for a vote with consideration given to the cost of the plan. It is believed a special assessment will be required from each lot owner to cover the cost of this landscaping.

PROGRESS REPORT OF IRON RIDGE DEVELOPMENT HOMES ON WEST ROKEBY:

Mr. Beckus gave an update on the progress of the Iron Ridge Development housing area located in the west end of Rokeby on the south side of Rokeby Street. This area is platted for eight (8) individual homes and will not have any common areas nor an HOA. All 8 lots have been sold and it is expected that building will begin in approximately 3 weeks. The lots are 166 feet deep but will be graded 120 feet back from the street leaving 46 feet of tree mass in the back of each lot. The building requirements for these homes include brick or stone facade of at least 50% on the front of the house, use cement board siding with no vinyl siding allowed and must have a value of at least \$500,000. All homes and drives will face Rokeby Rd. Beckus advised that he is building and will be living in the first home on the west end (2255 Rokeby Rd) as his personal home. The home immediately east of Tom's home will be a model home priced at approximately \$700,000. He assured that these homes will look similar and blend with those located throughout Wilderness Ridge. Mr. Beckus also advised that the Public Works has released the names of the streets needing repairs/gradings and the condition/category of each street. Rokeby Road is among those streets listed on "the worst" category. He also advised that this summer the intersection of 27th street and Rokeby Road will have a turn lane installed.

DRAINAGE ISSUES: Members discussed current drainage issues and potential drainage problems considering the new construction that has occurred within the past year. Gene Hand noted that on the golf side of the berm water frequently stands indicating the grading along the berm needs to be re-worked to drain those areas with standing water. Some residents reported their back yards frequently have standing water from the mis-use or lack of adequate maintenance of the golf ground sprinklers. These residents also stated this issue has been repeatedly reported to the Golf Association.

ADJOURNMENT: President Jim asked members if there was any other business and receiving no response he adjourned the meeting at 8:30 p.m.

Shirley Peterson, Secretary