

BOULDERS @ WILDERNESS RIDGE HOA ANNUAL MEETING MINUTES

SEPTEMBER 16, 2021

LOCATION: SOUTHWEST HOLIDAY INN - LINCOLN

TIME: 7:00 PM

MEETING CALLED TO ORDER: President Jimmy Pattavina called the meeting to order: Each member introduced themselves and roll call was recorded as follows:

MEMBERS PRESENT: Jimmy and Terri Pattavina (2312), John & Sharleen Ragsdahl (2328), Roger & Marnie Moody (2340), Dave & Carolyn Caulkins (2400), Tom & Patti Yaussi (2424), Mike & Nicole Maier (2428), Gene & Karen Hand (2516), Stephanie Hupp (2600), Sandra Bunz (2604), Shirley Peterson (2612), . Proxy votes were granted as follows: Lee and Susan Origer (2616) to Shirley Peterson, Anna & Jim Strasheim (2524) to Gene Hand, Judy Dahlgren (2512) to Gene Hand

APPROVAL OF 2019 ANNUAL MINUTES: Secretary Shirley read the April 19, 2019 annual minutes. It was noted there has been no annual meeting since this 2019 date due to the Covid-19 Pandemic. Gene motioned these minutes be approved and Sandy seconded this motion. Motion carried.

TREASURER'S REPORT: Treasurer Marnie Moody handed out a Treasurer's Report to each member present for each of the years, 2020 and 2021 to date. She reported our total income for 2020 was \$53,560, including \$40,560 in dues plus a special assessment of \$13,000. Our total 2020 expenses were \$46,437, leaving a balance of \$7,123.

Our 2021 total dues paid were \$40,560 plus \$500 received from Tom Biakus and \$500 received from Ironwood Development for landscaping on the west out-lot. Our 2021 expenses to date have been \$27,086. Thus, our total income in 2021 has been \$14,474 more than expenses to date. But, it is noted we will not have any additional income in 2021 as all dues have been paid while we will have future expenses in September thru December for lawn care, possible snow removal, window washing, utility bills, garbage, etc. A copy of this report is attached to this set of minutes.

Marnie reported that our contract is again with Natural Light for the spring and fall outside window washing of each townhouse. The charge is \$48.50 each unit for each washing. Marnie also advised we collected a special assessment of \$13,000 for landscaping the west Out-lot and the total expenses were \$12,890. It was also noted the snow removal in 2021 was \$7,572, which was considerably higher than the \$2,910 spent in 2020 due to more snowfalls and often heavier snowfalls. Marnie stated the base cost of each snow removal was \$375 with additional charges for heavy snows. Records show we had 11 snow removals paid in calendar year of 2021 with many of them involving excessive snowfall.

After group discussion regarding our snow removal Sandy asked the Board to review with the snow removers their responsibilities shortly before the snow season begins so they know our member's expectations.

Marnie reminded the members that the bonding of all HOA officers was discontinued by member vote at the April 19, 1919 annual meeting. However, she recommends our treasurer position be bonded since our treasurer has now handled in excess of \$50,000 annually. At the time the bonding was discontinued the cost of each \$10,000 bond was \$125 and covered a period of three years. While there was discussion regarding bonding there was no motion made and thus no action taken.

Patti motioned the Treasurer's report be approved and Gene seconded it. Motion carried.

AMENDED BYLAWS: President Jimmy asked for a motion to approve the Amended Bylaws that have been sent to each member by e-mail. Secretary Shirley reminded the members of the survey e-mailed to all HOA members in the fall of 2020 asking for member input as to number of directors, terms, election of officers, and quorum. She stated the board considered this survey input from members when amending the Bylaws. Jimmy outlined the changes being made as follows:

1. The Declarant is now Boulders at Wilderness Ridge Home Owners Association (HOA).
2. The annual meeting date is established to be held the second Tuesday of October (beginning in 2022).
3. The number of directors will be five (5) with terms of 3 years, excepting the first two years establishing staggering terms .
4. The members shall elect the officers and these elected officers shall then serve as the directors.
5. The officers shall be: President, Vice President, Treasurer, Secretary, and Member at Large.
6. Any checks exceeding \$1,000 shall be countersigned by the President or Vice President

Patti moved the dollar amount requiring a counter signature on checks be raised to \$2,000. Gene seconded. This motion passed.

Gene motioned to approve the Amended Bylaws after the change is made increasing the counter signature requirement to \$2,000. Tom Yaussi seconded and the motion carried.

A copy of these ByLaws is attached to this set of minutes.

AMENDED COVENANTS: Gene explained the Covenants have been amended to reflect the updated name of Declarant (Article 1, definitions) and the amended requirements on shingles, windows, and brick.

There was discussion on the requirement (Article 3, Para 22) for each owner to have a street tree in front of their property as it was noted not all lots have complied with this. Maler's said their builder told them they had exceeded their given landscape budget and thus he did not plant the required street tree. It was suggested this requirement be removed from the Covenants but Stephanie stated this is a city requirement and as such cannot be removed from our Covenants.

Gene also reviewed the requirement stated in Article 3, para 6 & 15 stating the owner's responsibility to maintain safe sidewalks in front of their homes. The prohibiting of signage as stated in para 8 of Article 3 was reviewed as was para 11 regarding storage of parked vehicles on owner's property. Tom Yaussi commented that anything in the Covenants should be enforced. Discussion was given as to enforcement of all Covenant requirements which will be considered by the Board at their next meeting.

Patti suggested the Board send a letter to each owner advising members of the requirement of street trees and any other landscaping requirements as stated in the Covenants or as experienced by Gene Hand and Lee Origer as they repair sprinkler heads and find landscaping edging has moved into the path of the sprinkler preventing it from doing the job for which it was intended. Gene reminded the group it is the home owner's responsibility to maintain this edging to allow sprinklers to work properly. Other members thought this letter should remind owners of their responsibility to maintain the sidewalks in front of their home in good condition and the prohibiting of vehicles that are not licensed and registered and driven on a regular basis. Shirley suggested owners also be reminded to keep their trees trimmed so people walking on the sidewalk don't have to come in contact with the branches and so the trees do not block the views of neighbors when backing out of their drives. Also trees trimmed from the bottom are appreciated by the people mowing the lawn so they can get under the branches to mow around the tree(s). Jimmy stated he would compose a letter reminding members of these Covenant requirements and issues.

IRRIGATION REPORT – GENE HAND: Gene and Lee Origer were recognized for the many hours they have volunteered inspecting sprinkler heads, valves, and other parts of our irrigation system followed by researching problems and rehabbing pop-ups or ineffective sprinklers. Gene reported they are about 2/3 done in marking the controllers and valves and identifying the zones and respective sprinkler heads controlled. He asks members to contact him of non-working sprinklers before their lawn gets brown. As soon as a member realizes a sprinkler is not working they should flag it and give Gene a call.

UPDATE ON MEMORY BENCH IN WEST OUTLET: Gene advised the concrete pad has been poured in the southwest corner of the west Out-lot and the bench has been custom ordered. Gene showed the group a photo of the gray steel bench and a photo of the memory plaque that will be placed on the bench honoring the four deceased HOA members, Jim Bunz, Tom Dahlgren, Glenna Oltman, & Dolores Nydahl. This bench is expected to be received around the 2021 holidays. To date 14 people have donated a total of \$1,215 specifically for this memory bench project. Gene stated he is hoping for additional donations and added that any monies received over the \$1,800 approximate cost of the pad, bench and plaque will be used for some additional bushes to be planted behind the bench.

DISCUSSION ON LAWN CARE: Gene stated he has contacted Jim Bierbower of JB's Landscaping, our Lawn Service provider, for possible treatments to improve the appearance of our lawns. Many of the lawns show signs of extreme stress including excessive weed growth and dead grass. Discussion was given as to our expectations provided by JB's weekly service. Shirley asked what the contract with JB stated and was informed there was no contract, just an oral agreement to mow, fertilize and apply weed control. Questions arose if adequate applications of fertilizer and weed control had been applied or if the stress is due solely to the extremely dry and hot summer weather. Several of the members commented that the soil packed around our homes at the time of development was of poor quality, resulting with issues in growing an attractive lawn.

Members also expressed disgust with the many long brown marks that appeared on all of our drives and patios following JB's recent application of fertilizer. Various methods have been tried to remove these brown marks but with very little success. Other issues with JB's service include continual damage to downspouts, and failure to replace them as promised and sometimes not blowing the mowed grass off of patios and sidewalks. Some members would like the grass bagged. It was suggested the grass be "edged" around the sidewalks & driveways once a month or at least twice each summer.

Sandy suggested the Board write a job description for JB outlining specifications and our expectations prior to his giving us his bid each season. The Board could then appoint a Board member or a willing HOA member, to serve as a Lawn Chairman, who would monitor the service monthly and be the point-of-contact between the HOA members and JB. This chairman would contact JB if his employees fail to provide the service stated in the Job Description.

Marnie reminded us that the current cost of each mowing per homeowner's lot is \$16.15 or \$420 total each week for the 26 lots plus \$50 for the Outlots. The cost for fertilizing and weed control is approximately \$90 per year for each owner's lot. The cost of fall and spring clean-up per homeowners lot is approximately \$77. If we request bagging, edging, etc. it is quite possible this cost will increase.

After the above discussion, regarding general lawn service and maintenance, Gene presented bids from JB's for: (1.) Aeration of entire property for \$1,275, (2.) Over seeding entire property including starter fertilizer for \$1,575, and (3.) soil conditioner applied to 6 front yards at \$45 each for a total of \$270. Gene strongly recommended aeration be done on all lots and noted it needs to be done yet this month. He asked the

members to vote on this tonight so he may advise JB to timely schedule this service. Roger moved our yards be aerated. Patti seconded and the motion carried.

Gene recommended that those yards needing to be over-seeded or wanting soil conditioner applied be paid for by the individual homeowners. No action was taken regarding these two lawn applications. Homeowners wanting this service should contact Gene.

TAILGATE PARTY HOSTED BY SIEVER'S LANDING SEPT 25TH: Jimmy reminded the group of our HOA invitation to join the Siever's Landing Townhome Association (SLTA) tailgate party on Sept 25th just before the Nebraska/Michigan State football game. SLTA is furnishing all food but we are asked to bring our own beverages and chairs. Jimmy encouraged our members to attend and reminded us to RSVP to Val Hervert at 402.499.8947.

ELECTION OF DIRECTORS: Jimmy asked for nomination for officers/directors who will take office on January 1, 2022. No nominations were made. He then stated that the following current officers were willing to serve another term in their current office: Jimmy as President, Marnie as Treasurer, and Tammy as Member at Large. Gene Hand has agreed to serve as Vice President. Shirley Peterson has advised the Board she does not wish to serve another term as secretary. She has contacted several members as possible candidates for this position but no-one has agreed to serve in this capacity.

Jimmy again asked for nominations for Secretary and when none were given he nominated Tammy for this office and asked for a volunteer to serve as Member-at-Large, the position currently served by Tammy. Roger Moody volunteered to serve a one-year term as Member-at-Large. Jimmy then stated the President and Vice President would be elected for a three year term, while the Treasurer and Secretary would serve a two year term and the Member at-Large would serve a one year term. This staggering of terms will allow future terms to be on a full 3-year rotation and not all officers will be new at the same time. Since there was only one candidate for each position Marnie moved these candidates be elected by acclamation. Roger seconded this motion and the motion was approved.

ADJOURNMENT: President Jimmy adjourned the meeting at 9:15.

Shirley Peterson, Secretary