

Golden Hills Homeowners Association Meeting Minutes

February 26, 2026



Meeting Minutes February 26 2026

Opening:

The meeting of the board of the Golden Hills Homeowners Association, a not for profit corporation, mailing address PO Box 1316, Bellevue, NE 68005, was called to order at 6:00 pm by Rena Herbert, President. The meeting was held at Berkshire Hathaway HomeServices Ambassador Real Estate, 774 Olson Drive #105, Papillion, NE 68046. The minutes from the last meeting were previously approved. Rená's phone number is 402-350-1790 for calling or texting homeowner concerns.

Attendance:

Don Stubbs 3317

Deena Kelly-Stubbs 3317

Ross Ashbacher, Secretary Treasurer 3309

Jordan Camenzind 3517

Jeff Kresha, Board Member 3424/3426

Debora Morrissey 3430

Ken Hurt 3512

Pham 3510

Ross Musch 3524

Rita Robinson 3506

Andrew Chebuhar 3511

Heather Tietjen, Board Member 3514

Rená Herbert, President 3419

Board Member Vote:

The Board requested volunteers from the membership to serve on the Board of Directors. No additional volunteers were received. The current board members agreed to continue serving in their existing roles.

Website:

The GHHOA website was discussed as being a first point of review regarding all important information www.goldenhillshoabellevue.com take a look here for the latest announcements, dues amount, budget Reports, bylaws, and dues reports,

Dues Increase:

The dues will increase to \$200.62 from \$191.07 beginning February 1. Rená will send out a notice to vote for a \$25.00 increase for this year.

Delinquent HOA Dues:

The Board discussed the current status of delinquent homeowner association dues, which total \$54,512 across the association. A detailed discussion was held regarding possible

actions to address the outstanding balances and protect the financial stability of the association.

It was agreed that homeowners who are more than one year delinquent will be issued a 30-day demand letter to cure the debt, which will be sent by April 2026. If payment or an acceptable payment arrangement is not received within 30 days of the notice, the association will proceed with filing a lien against the property with the Sarpy County Courthouse.

The Board further noted that additional collection actions, including foreclosure or wage garnishment, may be pursued at a future date if balances remain unpaid. The Board agreed that enforcement of delinquent dues collection will move forward in 2026 in accordance with the association's governing documents and applicable law.

Exterior Painting:

The Board held an extensive discussion regarding whether exterior painting of a unit should proceed in 2026. Due to the number of necessary repairs required on several units, along with rising inflation and increased contractor costs, the estimated cost to paint one unit could reach approximately \$25,000.

Given these financial considerations and the priority of completing necessary repairs, the Board agreed that exterior painting will be placed on hold at this time

Sprinkler System Discussion:

The Board discussed the potential replacement of the community sprinkler system. It was noted that repairs or replacement could require a special assessment of at least \$1,000 per homeowner. Due to the current level of delinquent HOA dues, the Board agreed that addressing outstanding balances should be the priority before moving forward with major repairs. A homeowner suggested installing individual shut-off valves, but this could involve significant additional costs.

The Board agreed to revisit this issue next year.

New Insurance:

The Board announced that a new management company has been selected, resulting in a savings of over \$20,000 for the association. Information regarding the new insurance company has been posted on the HOA website for homeowners to provide to their mortgage companies.

Homeowners were reminded that individual policies should include at least \$300,000 in liability coverage and 75% interior (walls-in) Condo/Owner coverage. Current market values for the units are estimated to be between \$200,000 and \$250,000.

It was also noted that T.J. Cataldo (515-989-0047) may offer discounts for homeowners insurance. Homeowners were encouraged to consider increasing their loss assessment coverage to at least \$25,000. In the event of a major catastrophe requiring rebuilding of multiple units, the HOA may need to issue a special assessment, and this coverage could help protect homeowners from significant out-of-pocket costs.

Loss Assessment Coverage is part of an individual HO-6 condominium or townhome insurance policy. It helps pay your share of a special assessment charged by the HOA when the association's master insurance policy or reserves are not enough to cover a covered loss.

New Business:

The Board discussed ongoing issues with dog waste on the property. A \$100 penalty may be added to a homeowner's HOA dues for excessive violations. The goal is to avoid further complaints from the lawn care company this year.

The possibility of hosting a community/family yard sale event was also discussed. Information regarding the date of this event will be posted on the HOA website later this summer.

The next HOA meeting is scheduled for February 2027. Homeowners will receive a letter from Rena Herbert with the meeting time, date, and location.

Minutes submitted by:

Dr. Rená Herbert, President

Signature for Dr. Rená Herbert-President: _____

Title: President

Signature for Ross Ashbacher: _____

Title: Secretary Treasurer