

**Annual Meeting Minutes**  
**Eagle Run West Homeowners Association**  
**Champions Run Ballroom**  
**May 18, 2017**

**Board Members**

Present: Jerry Woodward (President), Sonja Kinney (Vice President), Mike Piti (Treasurer), Julie Mowat, George Morrissey, Dave Maenner.

Absent: Bob Maher (Secretary)

Quorum present? Yes

Others Present: Homeowners (over 50 signed in)

**Proceedings**

Meeting called to order at 7:00PM by President, Jerry Woodward

**Reading of the 2016 Annual meeting minutes**

Motion to forego the reading of the minutes was approved. These minutes will be sent with this correspondence.

**Treasurers Report**

**ERW Homeowners Financial Overview**

Mike Piti, Treasurer, announced that all of the 2016 dues have been collected and all but one past dues, now an outstanding lien, has been collected. He provided an overview of our current Statement of Financial Condition (see attached) including assets and line item expenses over past year. Details of past year and future maintenance costs will be reviewed in below notes. Currently our estimated yearly costs are above our yearly income from dues and some discussion occurred regarding future need to increase dues. There is no legal mandate to keep a certain amount of funding in reserve. Dues will be kept at \$300/ year and invoices will be sent mid- June 2017. Mike has converted all of the previous paper files into Google docs, which are available for any homeowner who requests to review them.

**Old Business:**

**Status of the Villas and invitation to join ERHA**

Last year the board made attempts to encourage the Villas to join the Eagle Run West Homeowner's Association. There has been no positive response to these discussions, invitations to meet, and hand-delivered letters. Historically the Villas set up its own homeowner's association and collect dues for mowing and snow removal services for all 20 homes. Legally it does not look like the ERHA can compel

these homeowners to join our association and pay dues. We encourage our members to reach out individually to Villa owners you might know to make them aware of our requests.

#### Update on Shared Mowing Services

The board did a detailed review of our largest expense: Maintenance of lawns, planting and lighting including holiday displays. In the transition from an SID to annexation to the City of Omaha, there is much less money being given to support our maintenance needs. Our homeowner's association will receive just over \$1816.00 per year credit towards maintenance and mowing. George Morrissey and others directly reached out to community neighbors (St. Vincent's, Champions Run, and Parson's House) who have agreed to financially partner with us on these expenses. Please thank these good neighbors who stepped up to our request for this arrangement. We re-negotiated the Lanoha contract, which was due for renewal after receiving several competing bids for our work. We are due for a complete inventory on our plantings to remove dead or overgrown areas. We will need to pay for replacement plants that are outside the 1-year warranty. Morrissey specifically noted that the 144<sup>th</sup> entrance island would need an overhaul in the next few years. We installed rain sensors that will override programmed watering of the property. Our water bill was much less this year to a wet season and these sensors.

#### **New Business:**

##### Omaha Police Department Update on recent thefts

(Presentation occurred after opening remarks by President, Jerry Woodward)  
Officer Kyle Steffen, afternoon shift commander of the North West Precinct addressed the homeowner group on the successful arrests of our neighborhood's "porch pirates." A woman in her 30's and her teenage children had been stealing packages off ERW home porches over this past month. He commended our neighbors who submitted surveillance videos that led to the thieves being identified and caught. The product used to take the videos was RING (ring.com) a doorbell system that can be bought and installed independently- he was not advertising for this product, just making us aware of types of home devices that can be used. If you have not received a package over the past several months, please contact the police department as additional property was seized from the theft's home and has not been claimed thus far. He reassured us that our neighborhood was considered relatively low from a crime perspective. (Map attached) He recommended that when using online delivery services take advantage of email or text alerts that can be sent to you when items are delivered. When using UPS you can have the package sent to the store across from the neighborhood Wal-Mart and you can pick up instead of home delivery. He concluded by urging all present to bring all concerns over theft/ property destruction to the attention of the police department.

##### Election of Board Officers

Two previous Board members will be leaving: Bob Maher with expiration of his term and Mike Walsh who moved from the neighborhood. Nominations were made for three open positions: Julie Mowat (re-election), Chet Slump, and Paul Savoy.

Group decided to take a verbal vote on all three being elected. Officially the three nominated now have been elected for a 3-year term each. Board will convene a meeting in next few months.

Miscellaneous items

- Recently a jogger near the 132<sup>nd</sup> fence was bitten by a 80-pound boxer being led by a woman. Search is being made for this owner, as the jogger needs to have access to the dog's immunization records.
- Homeowners with dogs reminded about importance of removing dog waste while on walks in the neighborhood
- Potholes- there is an Omaha City app where you can drop a pin on observed potholes needing to be filled. There is also a telephone hotline.

Meeting adjourned 8:08PM