

Annual Meeting Minutes
Eagle Run West Homeowners Association
Champions Run Pavillion
May 20, 2015 – 7pm

BOARD MEMBERS

Present: Jerry Woodward (President), Bob Maher (Secretary) Dave Maenner (Treasurer), Mike Walsh, Tom McCarthy, Rich Hurley, Julie Mowat

Absent: Laura Doll

Quorum present? Yes

Others Present: Homeowners (approximately 24 signed in)

PROCEEDINGS

Meeting called to order at 7:00 p.m. by President, Jerry Woodward

Agenda overview by President Woodward

Old Business:

- President Woodward called the meeting to order and asked the homeowners present to please sign in
- President Woodward introduced the current board members
- Annexation was discussed and Pres. Woodward related that he has received very few calls with questions from the residents. Jerry also discussed the traffic study the city completed and the new signs that were put in place due to the efforts of Julie Mowat. Jerry reminded the group that the Christmas lights were added to the 144th Street entrance in 2014, and the website was updated with the new contact information for city services.
- Dave Maenner gave the Treasurer's report and explained the transition from the SID paying maintenance expenses to the Homeowners Association now bearing responsibility. Two years of landscape maintenance services have been prepaid with Lanoha (2015 and 2016). We will negotiate with the city of Omaha in late 2016 or early 2017 for a credit back to the HoA for the monthly mowing work that the city is required to do, but the HoA chooses to take over responsibility for.
- Jerry also updated the group on the vacant home on Bedford Ave, and the success in reaching out to the owner to have the lawn mowed.
- Jerry also brought up the idea of reviving the neighborhood block party. Julie Mowat offered to lead the volunteer effort to plan an event; Heather Efaw and Nicole Pesicka also expressed interest in helping out.
- Jerry brought up the major items in the budget and noted that our current dues bring in about \$15,000 in revenue and our expenses will approximate \$60,000 when the two-year prepaid

landscaping maintenance contract expires. We will likely re-bid that contract, but that item currently runs nearly \$30,000 per year. Homeowners were invited to discuss the appropriate amount of dues to assess for 2015, and ideas ranged from \$300 all the way to \$600 per year. Jerry recommended \$300 per year, since we have nearly \$90,000 in assets to ease the transition. After discussion, Jerry informed the homeowners that we would have a board meeting following the discussion and the newly elected board would set the assessment for 2015.

- One of the unknowns for the budget is dues income from the 20 lots comprising the Villas on the Green. Reading the covenants, they are clearly part of Eagle Run West, and we have the legal right to levy dues on these homeowners. Jerry will reach out to an attorney (Frank Mihulka) to verify that is the case. There is a board meeting of the Villa homeowners on June 2, and we will try and send a representative to explain how our neighborhood beautification benefits them directly and answer any other question they might have.
- The election of officers was up next, and Jerry explained that ~~three~~ four positions were open, for three year terms. Rob McCutcheon resigned last year; and Jerry Woodward's term is up along with Tom McCarthy. Nominations were made and seconded for the following candidates:

Sonjia Kinney
Richard Diamond
Jerry Woodward
Mike Piti
George Morrissey

- Motion was made, seconded and carried to close the nominations, and Jerry instructed homeowners to vote for four candidates. Ballots were counted and the ~~three~~ four directors elected were:

Sonjia Kinney
Jerry Woodward
Mike Piti
George Morrissey

- The new directors were announced and motion was made to adjourn the meeting.

Meeting was adjourned at 8:20pm