

## **Eagle Run West HOA Annual Meeting Minutes from August 18<sup>th</sup>, 2020**

7:00 PM Meeting called to order by George Morrissey

Welcome and Introduction of Board Members

Present: Morrissey, Woodward, Limpach, Maenner, Savoy, McKee

Absent: Mowat, Kinney, Piti

Minutes of the 2019 Annual Meeting were read by Woodward

### **Treasures Report:**

McKee presented the treasures report. Statement of Financial Condition and Ledger Report were distributed. We will potentially run a \$5,000 deficit in 2020. There was discussion of raising dues to \$550 to avoid this deficit.

### **Common Area Maintenance:**

This was discussed in detail by Morrissey. Our landscaping work and on-going maintenance was reviewed in detail. SVdP and Champions Run were specifically thanked for their significant contributions to mowing of common areas.

### **Other Items:**

Morrissey discussed-

- City ordinances applying to hedges and trees near sidewalks. City ordinance regarding maintenance was read by Morrissey.

- Trees overgrowing adjacent properties was discussed.

- Homeowners obligation to maintain lawns, landscaping, and trees was discussed.

Moving forward, if homeowners are in violation, the HOA Board will formally address with the homeowner and allow homeowner reasonable time (30 days) to remediate. If homeowner fails to remediate, the violation will be turned over to the City of Omaha for enforcement. City will be contracted to do the work required to be compliant and bill the homeowner.

Standard of Care of properties was discussed, and homeowners need to take appropriate care of their properties. The HOA Board can publicly disclose which properties are in violation or not being maintained appropriately. The neighborhood is getting older; therefore, our landscaping and properties are requiring more care to be within the standards of the neighborhood.

Limpach recommended we add a note in SVdP newsletter reminding homeowners to trim trees and vegetation from sidewalks for the safety of children walking to and from the school.

Morrissey reminded the group again that no boat, camper, trailer, etc. shall be maintained or stored on any part of a lot other than in an enclosed structure for more than 20 days within a calendar year.

Street repair was discussed. City of Omaha has responsibility to patch as required. Any homeowner may go to City of Omaha website and “drop a pin” where there is a street issue that needs repair. The City of Omaha website is listed on the HOA website at ERWHA.com

**New Business:**

Board Elections –

Limpach and McKee were nominated for a 3-year term on the board. Voters approved both for a 3-year term.

Mowat was nominated for a 1-year term. Voters approved Mowat for a 1-year term.

**Open Discussion:**

Woodward stressed the importance of an active HOA Board and residents that participate. Accolades to Mike Piti as past treasure and all board members were thanked for their service.

Court upholding and enforcement of HOA covenants were discussed by Mike Walsh. There is a clear precedent of HOA covenants being enforced by the courts.

Several homeowners voiced their concern regarding the RV parked at 3225 North 135<sup>th</sup> street. Owner is in violation of the covenant and Jerry has attempted to contact him personally. In addition to the duration issue, homeowners commented that many times the RV is over the sidewalk. Board agreed it would take further action to address the issue.

Homeowner voiced concern regarding a chicken coop in the neighborhood. Issues was discussed at length and homeowners present asked the board to address this with the homeowner as it is in violation of covenants.

6:57 PM Motion to Adjourn. Passed.