

Eagle Run West Homeowners Association Annual Homeowners Meeting May 28, 2026

Board Members: George Morrissey (President), Jake McKee (Treasurer), Jim Pesicka (VP, Common Areas), Mike Piti, Josh Render, Dylan Knuth, Jeff Beckmann, and Matt Shonsey.

- 27 homeowners were recorded as present.

Welcome and Overview: George Morrissey

- Introduced the current board members and their roles.
- Our purpose as a board is to represent the homeowners in our shared interest in the maintenance and upkeep of the common areas of the neighborhood, the enforcement of our covenants, and the combined effect these have in supporting our property values.
- Highlighted our website and the importance of submitting improvement plans. Turnaround time is always very fast, and most importantly, the board does not want to be the arbiters of what should or should not be submitted. George would appreciate owners submitting improvement plans regardless of scale or magnitude, as it protects the process and mitigates potential disputes.

Common Area Maintenance: Jim Pesicka

- Jim presented several slides that highlighted the common areas we are responsible for maintaining, including the border of the golf course on 132nd and 144th.



- Area #1 – This is the east island where we had the trees removed over the winter break for SVdP. Mulhall’s is getting ready to finish the reconstruction of this in the coming weeks. The east island will be a cohesive complement to the west island finished last year. New irrigation will be installed, as well as new trees, plant material, and lighting.
- Area #2 – The 132nd entrance will also need some attention, as we have many dead or highly distressed junipers that we do not intend to replace. Some of these are original to the neighborhood. We will have blank spaces in the interim that will be mulched over until we have the funds to replace them with a hardier substitute. In addition, we will have one phase left of the lighting upgrade completed last year. The lighting difference has been substantial. The replanting will be prioritized in 2027 if we remain in line with budget.

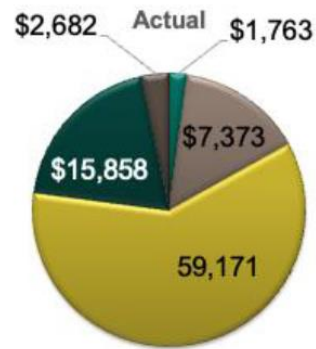
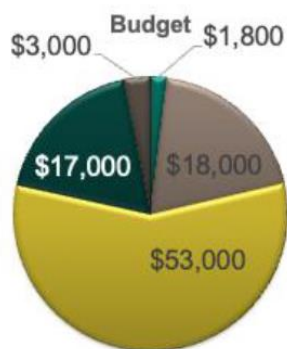
- Area #3 – This is the lengthy median between the west side of the neighborhood and Champions Run Golf Club. Currently, the pear trees are showing their age, as storms and other damage have taken their toll. In addition, the horizontal growth impacts taller vehicles (delivery trucks). The ultimate vision is to replace all of these trees, the ground-level plants, and repair the irrigation with a selection that provides a column-like growth habit and can withstand the winds better than the pear trees. The cost of this will be substantial, so we have been advised that shaping and pruning them will buy us more time to plan for this project.
- Other areas of concern include the south half of the border fence. For budget reasons, we only replaced the north half, with the hope that we can keep this together for a period of time to allow funds to finance this project. Given the current state of weakness, we are one windstorm from needing to move this project to the top of the priority list.
 - There was a question from a new property owner about our obligation to the fence. George provided the history of this and reiterated how important it is to continue the symbiotic and strong relationship we have with our neighbors, SVdP, and Champions. Julie and Greg Jones have done much to help our neighborhood, and that should always be fully appreciated.

Treasurer’s Report: Jake McKee

- Update of 2025 budget
 - Two parts of our budget: recurring and special capital expenditure projects
 - Recurring budget – slightly under forecast, driven by irrigation savings. (Jim deserves a big thank you for this.)

Recurring Budget **\$92,000**

Recurring Actual **\$86,847**



■ Electric ■ Water ■ Landscape ■ Christmas ■ Admin

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- Mulhall's Monthly Maintenance, Water, and Christmas Decorations account for 90% of our annual recurring budget. Mulhall's continues to be a valued partner, as we consistently price this out and they remain, by a measurable margin, the most cost-effective choice.
- **Special capital projects for 2025**
 - Lighting Upgrade on 132nd Entrance \$10,864
 - Interest on our line of credit \$4,018
- Line of Credit
 - Pinnacle Bank has been our preferred lender and our use of this has been judicious.
 - Our interest rate is currently 6.1%
 - We currently have a \$36,000 balance.
- Revenue
 - 2025 dues had the best collection rate in some time, which was appreciated as we are paying interest on our line of credit.
 - 2025 dues were \$960, with a \$300 special assessment for a total of \$1,260.
 - This has been increased by the maximum covenant allowance of 25% per annum and the special assessment is capped at \$300.
 - We have largely collected on all dues in arrears but have a few that remain.
 - i. Inquiries about invoice delivery: We have historically mailed invoices twice per year (June and December), and a generic invoice is always on the HOA website.
- **2026 Budget**
 - Recurring budget will be nearly the same at \$92,000.
 - Special capital projects (\$81,000)
 - i. East island renovation
 - ii. Lighting upgrade
 - iii. Juniper removal
 - Dues will be increased from 2025 to \$1,200 plus \$300 assessment = \$1,500.
- 2027–2029
 - Our goal is to finance all the large capital projects with our line of credit and increased dues and build back a reserve against our recurring budget.
 - Once complete, we will reevaluate the appropriate level of annual dues.
 - For perspective, similarly situated neighborhoods run budgets 2-3X larger than ours and spread those costs across 2–3X the number of lots. (Barrington, Linden, etc.)
 - i. We are now getting our annual dues to the bottom side of a comparable range, but do recognize this has been a growing expense.

New Business: George Morrissey

- Reminder to continue using the website process for property improvements.
- Dues invoices will be sent in the next couple of weeks; prompt payment is appreciated. We will also post a generic invoice on the HOA website and email it.
- Scooter safety – Reminder to riders, pedestrians, and drivers within the neighborhood to be safe and considerate of everyone.

- SVdP Parking – The City of Omaha and the school will be provided feedback to consider extending the “No Parking” signs for school pick-up, as the safety concerns remain up to the golf course.
- Inquiry about the status of the chicanes: At last year’s meeting, the board and homeowners present discussed the purpose and vision of the chicanes along Eagle Run Drive. The primary purpose of the chicanes is as a traffic-calming device, which has proven largely ineffective. The city has also provided feedback that the chicanes pose a challenge to both snow removal equipment and property during winter. Further, given the lack of irrigation for the chicanes, we struggle to maintain vegetation that is aesthetically acceptable. Based on this, the board accepted the city’s offer to temporarily remove them at the city’s cost, allowing the HOA time to consider an alternative that aligns with the original traffic-calming purpose, as well as an opportunity to consider what would be best as an aesthetic substitute. This represented a material savings to the HOA for a project that we would not otherwise be able to afford for the foreseeable future. As the city was beginning to implement this removal, the board received some highly passionate and spirited communication from concerned homeowners. The city needed an immediate decision, and the plans for removal were terminated. The chicanes are no longer considered a priority area given the cost we would bear. We will continue to pay for the removal of dead vegetation as needed. The board and homeowners along Eagle Run Drive continue to ask for slower speeds throughout the neighborhood, but especially along the chicanes.
- Board members
 - Mike Piti’s term has expired, and he has elected not to return. We thank Mike for the many years of service he has given, and his thoughtfulness will be missed.
 - This leaves two open board positions, and we held nominations and elections.
 - Brandi Sutko was nominated and elected.
 - Mark Rodgers was nominated and elected.
- George reminded all present that we have a wonderful community to live in and enjoy. He also stressed that we continue to be susceptible to mail theft and other criminal mischief. Many homeowners have security systems with cameras, and those can be very helpful at times. Please continue to report suspicious activity to him so he can share it with the neighborhood at gmorrissey@morrisseyengineering.com.
- Finally, George reminded all that we have a very special, enviable, close-knit community to share with each other. We all play an important role in caring for our neighborhood, our homes, and most importantly, one another. We are all privileged to live here.
- The meeting was adjourned.