

Stone Creek Loop Annual HOA Meeting

Tuesday November 26, 2024

The meeting was called to order at 7:10PM by Pam Rowland (President) in the Bitterroot Room at the Wilderness Ridge Club House. Board members present: Pam Rowland, Connie Soucie, Dave Pauling, Sharon Hanigan and Kathy Anderson. 32 Townhomes (of 70) were represented at the meeting.

Introduction: All residents attending introduced themselves.

Minutes: The November 21, 2023, annual HOA meeting was reviewed, motion to approve by Ratch O'Connell, seconded by David Anderson, it was then approved unanimously.

Treasurer Report: by Dave Pauling (Treasurer)

Current balance vs. actual amount was presented (10/31/2024) along with the budget for 11/1/24 to 10/31/25 (See attached reports)

- The total amount in the association's bank accounts as of 10/31/24 was \$32,403.49. This compared to the 10/31/23 balance in the accounts of \$45,365.08.
- Actual spending versus Budget: The actual expenses were \$11,729 more than budgeted due to the mowing, snow and weeding expenses.
- The Board has therefore made an adjustment of \$50/ quarter increase in association dues to equal \$525/ quarter. There were no comments made on this recommendation.
- The association has a 3-year contract with Forest Lake which lists a maximum 5% increase this year, and a 5-year contract with Husker Refuse which lists a maximum 3% increase this year. The association is starting the second year for both contracts. Reducing costs may be an option to keep our expenses in line. One possibility would be to have Husker Refuse remove our yard waste instead of Forest Lake. The Board will contact Husker Refuse to see if they charge extra for that service.
- Jim Tenopir motioned to approve the 2025 budget, seconded Alan Katzberg, it was approved unanimously by the membership.

Old Business: Pam reviewed the items listed on the agenda. No comments were made.

New Business: Pam reviewed the second amendment to the CC&R's regarding rental of properties in the Loop. This amendment is based on the survey results from the July 2024 survey with comments received from 47 of the 70 homes. The results compiled from homes that responded: 4 agreed to renting homes in the loop, 36 did not want rental of any homes in the loop, 7 reported that they had mixed emotions about renting or not renting. Based on these results the board assembled a committee which included Dwayne Braun, Kevin Brostrom, Fred Ohles, Rick Sheehy and Ken Vice. Their task was to draw up an amendment to the CC&R's that will address the residents desire to prohibit renting a home in the loop. The committee members presented the attached Second Amendment and house-sitting agreement for review.

Many opposed the board intervention of the recommended house-sitting agreement while the homeowner was away. The actions were recommended that it be returned to the committee to relax the wording and eliminate the housesitting agreement. It was recommended to remove the

approval of the board and remove the word 'permanent' resident from the amendment. A question was made from the floor to clarify the meaning of 'family' as listed in Chapter 27 of the Lincoln Municipal Code.

Stuart Spero motioned and seconded by Ratch O'Connell to approve these corrections and return the amendment to the committee.

The final corrected amendment will be emailed to homeowners for their approval of the language.

Questions from the floor:

- Squirrels: Mary Strand encouraged people to not feed the squirrels.
- FAC: Sharon Hanigan will continue to locate volunteers to host the FACs during the summer.
- Snow Removal: Reminder that Forest Lake will start removing snow 30 minutes after the snow has stopped.
- Election of new officers: Kathy Anderson and Sharon Hanigan's terms have ended. Dwayne Braun and Ken Vice have agreed to run; there were no other nominations received. Terry Piezina motioned to accept the election of new board members, Barb Ferris seconded, approved unanimous by the homeowners.

Allan Katzberg motioned and Connie Soucie seconded to adjourn the meeting at 8:25.

Respectfully submitted,

Kathy Anderson, Secretary