

HILLSBOROUGH ASSOCIATION OF LAND OWNERS (HALO) MEETING
ANNUAL MEETING

DATE: May 14, 2018

LOCATION: Fullerton Elementary School

MEETING STARTS at 7:00 p.m.

CALL TO ORDER: 7:05pm

ORDER OF BUSINESS

- ROLL CALL: Diane Briggs, Lynette Arrasmith, Mike Abdouch, Paula Kennedy, Aaron Gurzick, Jon Kramer, Darren Will (Absent), Rob Osantowski (Absent), Deb Thiemann
- PROOF OF NOTICE OF MEETING – Provided at neighborhood entrances 1 week in advance and posted in Hillsborough Newsletter mailed to each household in April 2018, on the website.
- READING OF MINUTES OF PRECEDING MEETING – Debbie Thiemann, Secretary. Susan Noler motioned to approve the minutes; Sarah Mitchell, seconded. All were in favor of approving minutes.
- REPORTS OF OFFICERS
 - President Report – Diane Briggs
 - Introduction of Guests – Aimee Milton, Counsel Member and Aaron Smeal with Smith, Sulsky, Pohren & Rogers LLP.
 - Spoke about Boards responsibilities of maintaining common facilities, collection and abatement of dues, and proceedings of covenant violations.
 - The Board doesn't pick and choose which covenants are enforced and can only address the covenant violations they are aware of. The neighborhood has been divided into 4 quadrants and current board members have been assigned an area of the neighborhood to monitor.
 - When submitting a violation, include: What needs to be addressed? What is the property address? What are the concerns? Pictures are accepted, try and limit the size of the file. We give the homeowner the opportunities to adhere to the covenants, if not corrected, they are referred to legal counsel to address.
 - The Board does their best to address violations within 48 hours of notification but this is not only possible.
 - The Board sent out 2 newsletters this year, worked on covenant enforcement, lighting in the park, neighborhood security, banner

maintenance, events and Jon and Aaron spent hours working on the Mayor's grant.

- Treasurer Report – Mike Abdouch
 - Discussed last year's budget and this year's current proposed budget.
 - Thank you for everyone who has reached out to help Mike be as successful as he can be.
 - 2017-2018 Cash Flow and Budget was presented. Not all dues have been collected; we were short just under \$17,000.00 (\$16,574.02)
 - Income of dues and other assets totaled \$230,675.98
 - Expenses came in under budget at \$218,678.60
 - Net Income, as of May 2018 was \$11,997.38, some bills still need to be paid and will leave account close to even at the end of the year.
 - Approx. 92% of homeowners have paid dues.
 - Mike will reach out to the local title companies to ensure they have the correct information to contact Treasurer.
 - 2018-2019 Budget was presented
 - Anticipated 90% dues to be paid/collected for this upcoming year.
 - Approved by the elected Board members.
 - Quick synopsis about the budget allotment.
 - Once the lien amount totals an excess of \$200 it gets turned over to the attorneys to file the lien, once it is sent to legal counsel, there would be a foreclosure of the home, to be paid when the home sells.
 - It was brought up that the fence east to west 132nd – 136th streets was not replaced. Wants more perimeter of the fence to be replaced behind the theater, etc. The Board will confirm whether this is the HALO's responsibility.
- Aimee Melton – Aimee asked the Board to forward the current Grant application to her. Carbon Copy future applications of Mayor's Grants to Aimee at **Aimee.Melton@cityofomaha.org**. Aimee will get involved with the Mayor's office and will work with us next year in an effort to receive a grant. Aimee spoke about the Bond Issues. City Council was able to pass a resolution about the Bond issues; she spoke the "Facts" of the Bonds. \$227M in Bond issues. There is ZERO tax increase with this vote. \$150M will be put toward Transportation in Omaha; \$__M will be put toward Facilities – V Precinct for the OPD in Elkhorn to be open by 2019; \$15M will be put toward City Parks to be open within 30 days; \$11M will be put toward sewers; \$9.8M in Public Safety bonds;

- REPORT OF BOARD OF DIRECTORS
 - Jon Kramer – Landscape Lighting
 - We have 9 entrances; 7 with a monument (sprinklers, and lighting and landscaping). McKay provided us a bid to get everything up and working again at all entrances. He mapped all entrances with coordinating colors if lights were working; many were not working. There are 5+ light bulb types. McKay's Project total was \$55,071.00. Jay Moore's Landscape Lighting project total was \$12,000.00. We are currently accepting bids.
 - Considering Holiday lighting/ wreaths at entrances. Possibly contract with a seasonal service provider.
 - General members suggested that one or two were done on a side of a neighborhood. Holiday lights. Suggested that 2 additional entrances to have monuments placed. Try to change an entrance at a time.
 - Aaron Gurzick – Security
 - Grant objective was to get additional lighting in the park parking lot. He will continue to work with Aimee Melton; If we put the light in, we need to maintain the electricity in the budget. Proposed the Solar LED.
 - Security signs (glow signage) are to be placed at entrances. Pending City of Omaha approval. Use for deterrent.
 - Security meeting was held in August 2017 to communicate current crime rate and ways to provide additional security throughout the neighborhood.
 - Covenants – If it's on the street, report it to the Police Department to do a sweep on the streets; homeowners are to be addressed by covenant violation letter, or physical presence. Board is willing to work with residents. We are not here to police or provide security. We can only assist with providing information.
 - Liens – There have been 52 liens filed and 28 came into compliance after being placed.
 - Debbie Thiemann – Events
 - Events throughout the year were successful except that there were limited volunteers left to tear-down at the end of the events.
 - We need an Event Committee Chair Person to handle events moving forward and Debbie is willing to work with the volunteer to provide all information from vendors, timeline, and games/items to be used through all events. The HOA has a storage unit with items to be utilized for these events.
 - If we don't have enough volunteers to commit to helping with events 6-8 weeks in advance, we will not host the event and Events budget will be fed into different areas.
 - Lynette Arrasmith – Website/Communication/Social Media

- There is so much that goes into working on a neighborhood board. She manages the website. Published 2 newsletters this year. Question how do we become present in Facebook, Next Door App.?
 - We have 1158 households with multiple residence (668 members on the current Hillsborough Homeowners Facebook page)
 - We are looking at options to begin a new page; keep an eye on the website for further information. Lynette encouraged emailing the board. We have to use multiple avenues to communicate.
 - We as a board, will discuss and make a determination as to how we will proceed with Facebook communication. Keep an eye on HillsboroughAssociation.com for more information.

- ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS (election year)
 - Darren Will – Term Expires May 2018
 - Rob Osantowski – Term Expires May 2018
 - Notification was sent out via Facebook, Newsletter, and website communication. We can have a minimum of 4 and a maximum of 9 members. Total residents in attendance of tonight’s meeting was 68 Households (116 must be present to have a quorum vote)
 - Would like to table until the end of the meeting.

- UNFINISHED BUSINESS
 - Fence
 - Diane addressed the painful erection of the fence from AFC. S&W was able to fully execute the remainder of the phases within proposed Fence Budget. We still have options with AFC if there are any additional issues or if we need to engage in legal ramifications as time goes on.
 - Raw wood is Cedar. Diane will be placing that on future agenda. The cost to stain and maintain the fence moving forward will be looked into.

- NEW BUSINESS
 - Revision of Covenants
 - The board was approached last year about modifying and changing the covenants. The board reviewed the requested changes and discussed the process as to what it would take to change them. It would not be an effective use of our time or funds. Some items addressed were:
 - “Submit plans to build a property” – Still applies that plans are provided for any home additions
 - “Fences”
 - “Exterior Antennas”
 - “Sheds”
 - It is required to have 75% of households (800+ homes) then provide the documentation for each owner of record (anyone on the title to the home)

to sign. We have to have 75% of all homeowners (OWNERS that are stated on the Deed.) It has to be notarized (wet signed), verified and received within a certain amount of time, then submitted to Douglas County.

- General members wanted to know, “Is there a way to write up a draft of amendments and have signatures sent out via certified mailing?” All members placed on title must have notarized signatures, etc.
 - The Board understands and appreciates homeowner ideas but this is almost an insurmountable task. Diane mentioned putting this on future board meeting to discuss a mailer with favor/non-favor for these issues.
 - General member comment:
 - “Would you post that on the website? Ask for feedback and what concerns homeowners have.”
 - Could you do this digitally? Send out to survey monkey.
 - Send out the expectation digitally (Make it realistic)
 - Aaron Smeall spoke about how members need to have legal counsel about the slippery slope of changing and amending the covenants. The covenants would have to be redrafted by legal counsel before moving forward and at this time, the Board is reluctant to incur such legal fees.
- Audit?
 - “Will there ever be an audit? And if so, when will it be done?”
 - An accountant firm prepares the taxes each year and does review our finances. When last checked the cost for a full audit was approximately \$7,500.00; this will be further reviewed by the Treasurer and Board if budget permits.
 - It was brought to the attention of the Board that a retaining wall in the park coming apart. Further investigation will be done.

Mike Cabel Motion to adjourn; Dan Burke seconded. All in favor – Meeting Adjourned 9:00pm

We will prepare the proxies to be sent to homeowners since a quorum was not present. Diane read a resume on each candidate to the attendees. The process will have them out for response within 60 days. Chris Bohaty and Kyle Janda are current candidates.