

Hillsborough Association of Land Owners (HALO) Meeting Minutes

Date: Monday, May 13th, 2019

Location: Fullerton Elementary School

CALL TO ORDER: 7:03p.m.

ORDER OF BUSINESS

ROLL CALL

Present

Diane Briggs, Jon Kramer, Paula Kennedy, Kyle Janda, Lynette Arrasmith, Aaron Gurzick, and Mike Abdouch

PROOF OF NOTICE OF MEETING – Email sent to Diane Briggs

READING OF MINUTES FOR PRECEDING MEETING- Lynette read minutes from last year's meeting. Susan Moller motion to accept minutes, Tom Volz 2nd.

REPORTS OF OFFICERS

President Report – Diane Briggs

HALO Board Primary Role – Maintain common facilities, dues, entrances, fence, and covenant  
Covenant Violations – 35-40 letters served due to lack of maintenance, trailers, landscaping, repairs, and fences. Diane educated the attendees that 2-3 letters are usually sent to get violations fixed.  
Sheds – one lawsuit filed. Court upheld covenant and shed was removed prior to March 5<sup>th</sup>. Will continue to file lawsuits against homeowners with sheds to Attorney if needed  
Security & Signs – never received approval from City or Law Enforcement. Plan to sell signs?  
Banners – Please contact board if you notice any banners down so we can get them replaced  
Movie in Park – Identified we need copyright license to play movies in the park \$200-\$300/movie

Treasurer Report – Mike Abdouch

8-10% of the homes turned over in the past year. Due statements mailed and about 25 returned to sender out of 1158 homes. Mike working on the returned statements and will contact title companies to identify homes missing the dues. We recuperated \$11,630 in past dues with change of ownership. Mike asked help to identify 3 different addresses that are undeliverable. We have 29 homes that owe over \$300 and will file liens. Discussed cost for upcoming special projects for lighting and landscaping. Dues are due on June 1<sup>st</sup> and will be accessed late fee after June 30<sup>th</sup>. Scholarships are for teachers to buy supplies, etc. Will post annual meeting minutes on the website moving forward however, minutes must still be read out loud at the annual meeting.

REPORT OF BOARD OF DIRECTORS

Security – Aaron Gurzick

Discussed tips on ways to secure your property. Keep outside lights on at night, introduce yourself to your neighbors, neighborhood too large to patrol, call 911 for suspicious activity. HALO not required for securing everyone's property. Plan B for lighting in park is possibly budget for a solar light so there is no monthly expense to our HALO. It will cost approximately \$9000 for one large solar light in the park. Police shift change at 10:40pm until 5:50am. 10 patrol cars manage 72<sup>nd</sup> west to Elkhorn. Omaha Police is currently writing tickets for stop sign violators in neighborhood. Traffic study must be done for a speed bump.

#### Events – Kyle Janda

Cost budgeted for last year \$10,500 for hunt, spooktacular, and independence party. Reduced cost to \$4100. Implemented sign in sheet to identify how many people attended and to ensure nobody outside the neighborhood is attending the events just to eat for free.

#### ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS (when so required)

Needed 108 homes for quorum and only 68 homes attended the annual meeting. Board will mail out the other ballots to get an official quorum vote.

Diane Briggs – Term Expires May 2019 (will re-run for election)

Paula Kennedy – Term Expires May 2019 (will not run for re-election)

Vacant Positions – we have 2 vacancies

Nominees – Lacey Nelson, Vanessa Shoemaker, Felecia Jones

#### UNFINISHED BUSINESS

#### NEW BUSINESS

Entrance Landscaping and Lighting (Diane)

Nightscares will doing lighting on all 7 entrances. Mulhalls will be re-doing the entrances and islands.

Maintenance Contract with Mulhalls – Expires in Fall of 2019 (Lynette)

Lynette send out 7-8 requests for pricing and only 2 responded. Therefore, we'll continue with Mulhalls for landscaping and Nightscares will be fixing/updating lighting one entrance at a time. Trees will stay but Mulhalls will replace anything that needs to be replaced. Entrances will have an entire new look. Nightscares can change blubs for holidays with an expense. Board continues to apply for grant to update City Park because common areas aren't being maintained to the neighborhood expectations. Diane suggested we call Mayor's Office to make a formal complaint regarding common area maintenance. Organize an event with neighborhood to coordinate cleanup event for common area. Diane was unable to get any movement on damaged tree by trash company in circle therefore she did contact Attorney. City has poorly maintained roads and not moved forward on tree repair.

#### MISC

Meeting adjourned 8:21pm. Mark Bresley motioned to adjourn and Pat Riggle 2<sup>nd</sup>.