

Hillsborough Association of Land Owners (HALO) Meeting Minutes

Date: August 31st, 2020

Location: Flatland Church

Meeting being livestreamed on Facebook

CALL TO ORDER: 7:06p.m.

ORDER OF BUSINESS

ROLL CALL

Present

Diane Briggs, Jon Kramer, Chris Bohaty, Kyle Janda, Lynette Arrasmith, Aaron Gurzick, Vanessa Shoemaker, Felecia Jones, and Mike Abdouch

PROOF OF NOTICE OF MEETING – Email sent to Diane Briggs

READING OF MINUTES FOR PRECEDING MEETING- Felecia Jones read minutes from last year's meeting. Lisa Maguire motion to accept minutes, Tom Volz 2nd.

REPORTS OF OFFICERS

President Report – Diane Briggs

Diane reminded the homeowners that the boards primary role is to:

1. Collect Dues
2. Maintain entrances, fences, common facilities
3. Enforce the covenants.

Diane reminded the homeowners that we do address all complaints and violations. The HOA Board has mailed over 60 violation letters, filed 35 liens, and have 1 pending lawsuit regarding a daycare. Diane educated homeowners on the City's plan to remove 17 Ash Trees due to the ash bore beetle. At this time, she also asked that homeowners are trimming their trees around sidewalks. We have many homeowner's that walk daily and overhanging branches can be hazardous if hanging over the sidewalks.

Treasurer Report – Mike Abdouch

Mike reminded residents of our fiscal year dates which are from June 1st to May 31st. Mike discussed with the homeowners the importance of maintaining their property to increase property values. He reported that approximately 50 homes sell per year in our neighborhood. The Board filed 35 liens last year and we have collected 17 of the liens in the amount of \$10,005. He educated the residents that liens are only filed when residents are \$300 or more delinquent. He has 4 more liens to file this year. Mike reported that 1084 out of 1147 homes have paid their dues this year which is outstanding compared to prior years.

REPORT OF BOARD OF DIRECTORS

Security – Aaron Gurzick

Aaron reviewed how covenants violations are served - in a two-person team if letters are not mailed. He educated the residents on the new Elkhorn Police Department that will be coving our neighborhood. Aaron also reminded the residents that the Board is not responsible to enforce law. He directed residents to call the Police Department and ask for a "special attention request" in specific trouble areas in our neighborhood. His other recommendation is to become familiar with your neighbors so you can

look out for each other's property. He also mentioned Silver Hammer Security – George as a company that can help with personal property security. He reported that we were turned down for the Solar Power Grant in the park. He reminded the residents to not leave valuables in your cars and remember to lock your doors.

Lynette Arrasmith and Diane Briggs – Covenants and Covenant Enforcement

Lynette again reminded the residents that 60 covenant violations letters were sent so far this year and another 50 will be sent. She then proceeded to explain how covenant violations are served. The board is typically following up on neighbor complaint NOT board members sending in complaints. Once the board decides the complaint is a valid violation of the covenants, the Board will send a letter to the homeowner. If the resident doesn't comply unfortunately, we must file lien followed by lawsuit, if needed. Diane explained the board must follow the covenants as they read. She educated residents that sheds, in-ground pools, operating a business out of your home, etc. have no verbiage that allows the board to make exceptions. This is different from the fence verbiage which states "with Board approval". We enforce the covenants because that's our main priority and to maintain values of all properties.

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

Kyle – Online Voting

He explained online voting on our website. We had approximately 50% increase in voting this year than the previous year. We plan to improve communication regarding online voting and try to have the pin recoverable next year to ensure that the pins are available closer to the time of voting. Elections results were as follows:

- Mike Abdouch – reelected
- Jon Kramer – reelected
- Lynette Arrasmith – resigned
- Aaron Gurzick – reelected
- Pat Ragel
- Tom Volz
- Mary Finley – newly elected

UNFINISHED BUSINESS

Jon Kramer – Landscape and Christmas Lighting

Jon updated the homeowners on our 7 entrances with monuments and explained that with outdated power lines they would not run today's Christmas Lights. We attempted to get full power on all entrances last year but ran out of time; however, we did complete the project this year. We will now have all 7 entrances with full power and updated Christmas lighting and decorations this year. In addition to this project we had Mulhall's update landscaping at all entrances.

NEW BUSINESS

Vanessa Shoemaker – New Garbage Cans

Vanessa explained the Board is looking into how we can approve exterior fencing to contain new trash cans. She showed picture examples of fence enclosures that are being discussed. She reminded the residents that enclosures must be approved by board prior to building.

Mike – educated the residents that we do not start using new trash cans until Nov 30, 2020 and after 90 days residents can elect to use the 48 gallon cans. Recycling comes every other week. If recycling containers are not used residents will have to pay \$2 per paper waste bag. Mike recommended the residents read the newspaper letter that was sent with the trash cans for further details. Diane is checking with Aaron, our HALO Attorney, for help with interpretation of the covenant rule regarding trash cans outside of the home.

Kyle Janda – Events and City Park

Kyle announced to residents that the city has plans for a Splashpad in Hillsborough and discussed the plans and proposed location. He reported the splash pad would be fully funded by the city. He also announced that events for the rest of the year would need to be cancelled/postponed due to Covid 19 pandemic.

The meeting was then opened for questions.

Are we planting more trees in City Park?

- City does not usually allow us to plant or trim trees on their property. Anything planted has to be approved by the city.

Replanting Ash Trees that city is removing?

- The city is paying to have the trees removed and cut as low to the ground as possible. The city will not pay for stump removal. Any replanting will be at the Hillsborough homeowners expense.

Online Newsletter?

- The newsletter is posted online but we also need to send a newsletter via mail for those that do not have internet and/or computers.

132nd and Sahler tree overgrowth?

- It was recommended that the homeowners call the Mayor Hotline for City to remove/maintain. This would not be on HOA property.

Daycare – Covenants violation?

- There have been complaints regarding a daycare. The covenants address this and the resident was notified more than once to comply. They have chosen not to and therefore a lawsuit was filed.

Tom Harris – Are Commercial vehicles allowed to be parked in driveways or street?

- Street parking would need to be addressed by the city. There are restrictions imposed by the city and any vehicle that is 28 feet and/or trailers not hooked to a truck, are not permitted to be on the street.
- Private property – the covenants do not address specifically commercial vehicles but do state that a vehicle must be moved every 48 hours or it is in violation of the covenants. Residents are allowed approximately 20 days a year to have a camper and boat in your driveway but they cannot be stored in a driveway.

Grant Kitchen – Trash enclosure?

- Grant was asked to resubmit his request for approval. Diane will be reaching out to Aaron, the HALO Attorney, for interpretation of trash covenant rule and what the Board can and cannot approve.

Michelle (Lived in neighborhood for 20 years)

Michelle expressed that she feels the neighborhood has a negative vibe. She requested that the covenants be changed. Diane addressed this by explaining it is not the board's responsibility to change covenants. Diane explained the process to change covenants and encouraged Michelle to get a committee together if she would like something changed.

Phil Carpenter - Do trash cans in backyard need to be enclosed?

- Diane reiterated that she will follow up with the HALO Attorney, to verify the trash covenant rule prior to anything being approved.

Deb Bigando asked about having the tennis courts resurfaced.

- It is the city's responsibility to maintain the courts. It has been brought to the city's attention but they have not had the funds to proceed. The HOA checked into the cost to resurface and it was approximately \$20,000. The Board suggested residents call the Mayor's hotline.

Meeting adjourned 8:37pm. Mark Bresley motioned to adjourn and Pat Ragel 2nd the motion. Meeting adjourned at 8:37 p.m..