

HILLSBOROUGH ASSOCIATION OF LANDOWNERS (HALO) MEETING

DATE: May 9, 2022

LOCATION: Flatland Church, 4801 North 144 Street

MEETING STARTS at 7:00 p.m.

Meeting called to order at 7:06 p.m.

ROLL CALL:

Present: Diane Briggs, Mary Finley, Jon Kramer, Matt LaRoe, Mike Abdouch, Connie Bitzes, Felecia Jones, Aaron Gurzick

Absent: Vanessa Shoemaker

PROOF OF NOTICE OF MEETING

- Meeting notice was delivered by mail, Facebook and HOA Website

READING OF MINUTES OF PRECEDING MEETING:

- Meeting minutes from the May 10, 2021, Annual HALO Meeting were read by Mary Finley. No corrections noted.

REPORT OF OFFICERS

- President's Report – Diane Briggs

Diane introduced Aaron Smeal from Smith Slusky Law Firm as HALO attorney.

Diane reviewed the board's primary responsibility which is to maintain common facilities, entrances and fence in addition to collecting dues and enforcing covenants.

There are diseased ash trees that have not yet been removed from our neighborhood. Diane has been in contact with the City of Omaha to arrange for their removal.

Recently had a homeowner request to remove and replace a portion of the perimeter fence along Fort Street for landscaping purposes. Diane noted that removing and/or replacing the perimeter fence by a homeowner is not allowed.

Diane thanked homeowners on Camden Street that back up to the perimeter fence for cleaning up brush along the fence.

REPORT OF BOARD OF DIRECTORS

- Treasurers Report – Mike Abdouch

Mike welcomed new neighbors and new participants to the meeting. He also noted that he sends copies of our covenants to title companies for distribution to new homeowners. Annual dues remain at \$75. Ninety-seven percent of homeowners have already paid their dues; Mike announced that those in attendance who haven't paid dues are welcome to pay tonight. Mike also reported that he has obtained over 800 email addresses of homeowners

He reviewed the Cash Flow as of 5/7/2022 and the HALO budget for June 2022 – May 2023. He noted that expenses are projected to exceed revenue and we may need to tap into our cash reserve which should not be a problem.

One homeowner asked about the \$900 budget item for Board Election in the June 2021 – May 2022 Budget. Mike noted that we need to have at least 10% of our 1147 homeowners vote. One year we sent a special mailing of ballots because we did not meet that threshold. This line item has been removed from the June 2022 – May 2023 Budget. Another question was about scholarship money; it was noted that scholarships awarded in the past have been used to purchase supplies.

- Covenants and Enforcement – Connie Bitzes

Connie noted that in recent months the board sent 267 first time covenant violation letters and 67 second notices. The majority of these letters addressed garbage can storage and some addressed political signs. Connie reminded everyone that garbage cans must be kept in the garage or out of sight. Homeowners who would like to conceal their cans with a garbage can corral were asked to submit a plan to the board. She also reviewed what signs are and are not allowed.

Connie reviewed some of the recent violations that have occurred:

- Storage of boats, campers or trailers in driveways or lots – can be parked in driveway up to 20 days per year. All vehicles parked in the driveway must be moved every 48 hours
- Yard waste/grass clippings may not be blown into the street
- Inground pools are allowed but cannot extend more than one foot above the ground

Connie reviewed the fine schedule for covenant violations and noted that a “Things to Know About Your HOA Covenants” handout was available on the signup table and will be available on the website.

- Pending Lawsuit – Diane Briggs

Diane attended the trial for the daycare this morning. Summations from each side must be submitted in writing to the judge within 3 weeks.

A notice has been served to the homeowner with the existing shed.

ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS

Ballots must be postmarked by 5/31/22 to be accepted; electronic voting via the website is also an option and due by the same deadline. The new board will meet the second Monday in June and will serve for three years.

Board nominees introduced themselves:

- Diane Briggs
Current board president; has been president for the past 6 years
Original homeowner; lived in Hillsborough since 1994
- Sara Olson
Worked for a local hospital in communication/education for 12 years
Two daughters go to Fullerton Elementary – wants to give back
Believes her professional background in education leadership and communication would be a good fit for the Hillsborough board
- Nicole Wilson
Moved to Hillsborough in October 2021
BoysTown Family Teacher for 8 years
Masters Degree in Public Administration
Two children; 10-year-old son and 3-year-old daughter
Currently works at Salvation Army as Behavioral Health Department Director

UNFINISHED BUSINESS

- Splashpad Update – Mary Finley

Work on the splashpad is to begin late May or early June and be completed by July 31, 2022, according to the City of Omaha Parks and Recreation Department. Diane noted that former board member, Kyle Janda, was instrumental in spearheading the effort to get the splashpad in our neighborhood. Hours of operation will be 8 am to 9 pm Memorial Day through Labor Day. Questions were asked about additional parking and if construction will impact 138th Street. Diane will follow up with the City of Omaha.

- Website – Diane Briggs

Diane noted there was a glitch in the website contact form that has since been corrected. She shared there may have been requests that remained unanswered and asked for homeowners to submit another request if they have not received a response.

- Entrances – Jon Kramer

Jon noted that our Christmas light vendor, Holidynamics, had staffing issues this year that led to inconsistencies in our entrance lighting. Jon and Diane have met with the new manager and have agreed on a new plan so that all entrances are balanced; will also initiate a service level

agreement. Jon has met with Nightscapes to review entrance lighting. He also reported that watering systems are up and running.

NEW BUSINESS

- Grants – Nicole Wilson

Nicole reported that our HOA applied for and has received two grants: \$5,000 from the Mayor's Grant and \$2,500 from the Community Foundation Grant. The grant money will go toward resurfacing and restriping of the tennis courts.

- Street Banners – Diane Briggs

Diane reported that updating of the street banners throughout the neighborhood is in the works.

- Tennis Court Update – Mary Finley

Mary reported that four bids were received for resurfacing and restriping of the Hillsborough Park tennis courts. Pickleball lines will also be added but will blend in with tennis court lines since pickleball will be considered the non-dominant game. The contract was awarded to MidAmerican Courtworks for \$23,800. Work on the tennis courts will begin after the Splashpad is complete in August or early September. Grant money will be applied toward this project.

- Event Schedule – Diane Briggs

Diane reviewed the event schedule for this year which includes two garage sales, one in summer and one in the fall, Independence Day Party, Fall Cleanup, Spooktacular and possibly Movies in the Park (weather permitting).

NEW OR OLD BUSINESS AND QUESTIONS

Will there be a list of garage sales in the neighborhood?

We don't provide a list, but signs can be placed at the entrances on Sunday prior to garage sales.

Question about replacing street lights. Street lights are being switched to LED's. If you notice a street light not working, report to the Mayor's Hotline.

Question about the Italian Heritage property south of Fort on 132nd Street. This property is being rezoned for mixed use, not sold.

Is there anything in the covenants about house color? Unfortunately, there is nothing in the covenants concerning choice of house color.

One homeowner noted there is a bumper crop of dandelions on and near Fullerton School. Need to contact the Mayor's Hotline.

One homeowner said this is the best board we have had by far.

Meeting adjourned at 8:22 p.m. Jon Kramer made the motion to adjourn and Felecia seconded.