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| Topics:  Landscaping, budget, miscellaneous, electionNELSON’S CREEK HOMEOWNERS’ ASSOCIATIONAnnual Meeting MinutesApril 25, 20161. **Call to Order**

With a quorum present the meeting was called to order at 7:01 PM at Covenant Presbyterian Church hall.  Maryan Kiehl moved and Joe Cass seconded to forego the reading of the 2015 annual meeting and approve them.  It was unanimously approved. Diana Koger, Vice President, Joan Lubischer, Secretary and Kristin Goodwin, Board member introduced themselves.  Nancy Kurtenbach, Treasurer could not make it.  Jeff Busch reported that the Nelson’s Creek signs for the 144th Street entrance would be installed as soon as the City of Omaha approves.1. **Landscaping**

               Lights on the Blondo islands were stolen.  They will be replaced.              There was extensive discussion concerning area between the fence on Blondo and the wall.  While it is the responsibility of the property owners abutting the fence, it was pointed out that it is dangerous to maintain because of wires and holes.  Options discussed included               the Homeowner’s Association paying for weed control, rocking the area, cementing the area, and erecting a fence.  A possible problem with cementing the area could be children skateboarding on it.  It was mentioned that if someone falls off of the wall, it is the responsibility               of the homeowner first and then the City of Omaha.  It was moved and seconded that the Board should look into the alternatives, including the expense per homeowner.  The motion passed with four opposed.               Regarding the landscaping along 144th Street:* The City is supposed to do the maintenance.  If they do not do a good job this year, there is the possibility of the Homeowner’s Association applying to do the job and being reimbursed by the City.
* The one area close to Blondo, is considered a wetland.
* It was mentioned that there is large deep hole near the Nelson’s Creek sign.  Jeff Bush will investigate.
1. **Budget**

A proposed budget was distributed.  Someone asked what activities the Homeowner’s Association has.  The 4th of July parade and party, the annual garage sale and the holiday lights contest were mentioned.  Ron Mercer moved and Debbie Herzoff seconded to approve the budget as presented.  It was unanimously approved.1. **Miscellaneous**

It was mentioned that we now have a welcome package, including the covenants and some coupons, for new homeowners.  It was mentioned that the Homeowner’s Association is not a law enforcement organization, but we have a letter, approved by our attorney, that                      can be sent to violators of covenants.  An attendee mentioned that her guests commented on how beautiful the Blondo Street entrance is.  Another attendee asked others to call the City of Omaha regarding the danger of Patrick Avenue being so close to Blondo, noting                      that there had been at least two accidents there.   **V.**       **Election**                      It was moved and seconded to retain the current Board members and officers.  It was unanimously approved.      Meeting adjourned at 7:45 PMJoan Lubischer, Secretary |
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