

Topics: Landscaping, 144th Street entrance, budget, miscellaneous

NELSON'S CREEK HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes

April 15, 2019

I. Call to Order

With a quorum present the meeting was called to order at 7:00 PM at Covenant Presbyterian Church gym. It was moved and seconded to forego the reading of the 2018 annual meeting minutes and approve them. It was unanimously approved. Jeff Busch, President,

Diana Koger, Vice President, Joan Lubischer, Secretary and Nancy Kurtenbach, Treasurer introduced themselves. Jeff reported that collections were up and complaints were down. Jeff asked for volunteers to serve on the Board. Leigh Brassette, Michael Kruger and Pat Stokes volunteered.

II. Landscaping

It was moved and seconded that the Homeowner's Association apply to take care of the grounds next to 144th Street. Joan will research how to do this and find out what the City will pay.

Jeff mentioned that we will be replacing the dead tree and the stolen lights in the Blondo Street islands.

Regarding the Christmas light issue:

- A. It would cost \$3,813 for lights at the Blondo Street entrance.
- B. For put up, storage and take down, it would cost roughly \$1,000 a year.
- C. It was agreed that we should not spend that kind of money.
- D. Grant Brassette volunteered to buy 8 wreaths, put them up, take them down and store them. He will bill the Homeowner's Association for the cost of the wreaths.

III. 144th Street Entrance

A. A water and sprinkler system would be \$20,000 plus. It was decided that this is too great an expenditure. Possibly a water truck could be hired to water when it is very dry.

B. The bid to install electricity is \$5,765 plus \$965 to install a transformer and one LED light in the island – each additional light would be \$275. It was moved, seconded and approved to provide electricity with three lights, one for the tree in the island, and one for each sign,

disconnecting the meter on 144th and Blondo.

C. Pat Stokes offered to plant hardy plants.

IV. Budget

A proposed budget was distributed. There was a suggestion to put our reserve in a high interest account. Nancy will investigate. It was moved and seconded to approve the budget as amended. The motion was unanimously approved.

V. Miscellaneous

The neighborhood garage sale is the first weekend in June.

Regarding the 4th of July parade and party after, it was mentioned that the fire truck may not participate because that would deplete readiness, but they may do it for education. The realtor who put flags at residences was complimented for his effort.

Ron Mercer reported on suggested enclosures for garbage cans, distributing a proposed plan to be placed on the website when it is finished. The enclosures should not be made of wood and should be approved by the architectural committee.

Jeff announced that our legal advisor said that our covenants allow us to fine property owners for covenant infractions as long as the infraction is not subjective. So, the Board will be looking at this avenue, especially for garbage can violations.

Diana Koger reported that a ticket has been put in by the Omaha Public Schools to fix the fence on the footpath from Sherwood Avenue to Nelson's Creek Drive.

Someone suggested that next year we invite the Police to give us safety tips, since there was a robbery in the division.

Meeting adjourned at 8:10 PM

Joan Lubischer, Secretary