

## Elk Creek Crossing Annual Meeting Minutes

February 7, 2019

7:00 pm

Ragazzi's Pizza

- I. Meeting was called to order at 7:03pm by President, Brenda Jennings. The board welcomed all the homeowners who attended the meeting.

17 proxies were received.

### II. **Financials-**

- a. **2019 Budget:** Liz went over the 2019 proposed budget. Many expenses will remain the same. The changes in the budget include the Management Fee increase from \$200/month to \$250/month. This is the first time PJ Morgan Real Estate has increased the management fee since taking over management in 2002. Landscaping will include \$3,000 to take out the dying Ash trees and replace the landscaping in the median at the main entrance. Holiday décor for the main entrance. The \$2,100 will include purchasing the lights/decorations, storing and installing/taking down lights/decorations each year. Many homeowners at the meeting expressed they did not want to pay for the holiday décor. Due to not having a quorum the budget was tabled until the next meeting.
- b. **Dues Increase:** In order to continue to maintain the entrance (lawn care, chemicals, sprinklers, landscaping, signs, and lighting), utilities (water and electric) and rebuilding the reserve to a healthy amount for unexpected expenses the dues are needing to increase. Unfortunately, without a quorum the budget could not be approved. The budget was tabled until the next meeting. The goal however, is to build the reserve to \$17,000 (1 year of expenses). Once we reach this goal the dues will be decreased to \$50/year. Any large projects in the future the board would like to do a special assessment to eliminate draining the reserve.
- c. **Delinquent Homeowners:** As of December 31, 2018 there were 61 homeowners who were delinquent. The total amount delinquent was \$7,106.28. The board has Liz send letters to these delinquent homeowners stating a lien will be placed if they do not pay the dues are set up a payment plan with Liz.

### III. **New Business-**

- a. **Covenant Violation Policy:** Liz will drive the neighborhood once a month for covenants violations. If you are violating the covenants you will receive a letter asking you to remedy the issue. If it is not remedied within 30 days the 2<sup>nd</sup> notice will go out. If it is not remedied in 60 days a \$25 fine will be assessed each month until remedied. This policy will help keep the neighborhood looking beautiful.
- b. **Upcoming Events:**
- i. Easter Egg Hunt: April 20

- ii. Spring Clean-up: May 2019. Volunteers are welcomed. Please contact Liz if you would like to help. The board is also looking into having a donation company bring a truck for items that could be donated verses thrown away.
  - 1. Add DONATION truck. Suggestions?
- iii. Neighborhood Garage Sale: June 6, 7, & 8

#### **IV. Open Forum Discussion**

- a. **Elk Creek Crossing had a CD - Where did that money go?**
  - i. \$3,000 was used in 2016 to help pay for mailbox repairs. The remaining \$11,200.22 was used in 2017 to pay for the landscaping work completed at the main entrance.
- b. **Can a searchable copy of the covenants be put on the Elk Creek Crossing website?**
  - i. Yes, Liz will upload a searchable copy of the covenants.
- c. **Homeowner mentioned that the HOA would save some money on electric if they changed out the sign lights to LED.**
  - i. The board will look into changing the bulbs.
- d. **Homeowners asked questions on no parking signs as well as people speeding through the neighborhood.**
  - i. These are items that the City of Omaha takes care of. Please contact the mayors hotline at 402-444-5555.

V. Meeting was adjourned at 9:02pm by President, Brenda Jennings.