

**2019 Deer Creek Homeowners Association
Annual Meeting
November 21, 2019 19:00**

Meeting called to order by John at 19:01

John discussed ground rules for the meeting.

Board introduced themselves. All 2019 Board Members present except for Jim Busse (Katey Lenczowski, Marlene Schneider, Bryan Brabec, Steve Schmitz, Robert Trant, and John Bourne).

Tim Halpine, GM, Players Club:

Tim discussed the following topics related to the club:

- Reminded HOA members that Players Club is its own entity.
- Owned by Landscapes Unlimited
- Course is doing well; Roughly \$450K of improvements per year for the past six years
- The club does the majority of landscaping work for all the HOA's in the area.
- Only mow empty lots when requested (roughly 5 times a year).
- Walking on course and cart paths is restricted due to liability purposes (unless paying for a round of golf).
- Homeowners are asked to not mow native grass outside their fence line more than 3' from homeowner's property (and only to help keep native grasses out of properties). Concerns should be forwarded to Tim.
- Projects:
 - Finished pond on #12. Power installed on #1 Highlands for new fountain in pond (expect to see it in 2020). New fountain on #2 Highlands;
 - Fairway bunker project in fall of 2020.

Ed Fuxa, Chair of SID 405

Ed discussed the SID's role. Development and maintenance of infrastructure. 5 elected members to the SID Board. The SID uses consultants to help run and manage the SID and to ensure they are meeting the requirements of the State. The SID is financially stable. It is the second largest SID in the county. Likely a number of years before the SID is considered for annexation based on debt ratio.

The SID spends roughly \$250K/year on street improvements. There were a couple questions from homeowners about their specific streets and trees.

Steve Schmitz, Secretary, read the 2018 Annual Meeting minutes

Kathy Moran, Architecture Committee

Kathy introduced their members. Kathy discussed the number of plans they approved the past year and the number of yellow cards distributed (yellow cards are reminders of covenant issues). Reminded attendees about garage doors being shut, trash cans and holiday lights (typical complaints). Kathy fielded a number of questions, confirming what covenants require and why we approved what we did.

One homeowner was persistent about a blue house that is actually part of a grey color scheme. The question/concern and related overtures were responded to by Kathy and John several times.

Another homeowner discussed the desire for higher quality roofing materials to provide better endurance during hail storms and to reduce insurance costs. John will carry this request into 2020.

Katey Lenczowski provided a review of the 2019 Budget and financial performance. Homeowners asked several questions. Specifically about 'special projects' and cash flow. John and Katey discussed special projects briefly and Katey discussed why cashflows seem odd (we bill dues in December and many homeowners pay in the year prior to the dues application; simple cashflow process).

Election of new board members:

Six of Seven Board members willing to continue to serve on the board. One nominee from the floor (Mary Barker).

With no other nominees, a motion was made to elect all 7 nominees by acclamation (Ray); Seconded and passed with all present in favor.

Old Business

Marlene Schneider, Welcome Committee

The welcome committee strives to deliver welcome baskets within 2 months of new people moving in. they have delivered 30 baskets since the last annual meeting. Identifying new people is a big effort that requires a lot of research.

John Bourne, Deer Creek Website

www.omahadeercreek.com

Need to find a quicker way to communicate. John asked if anyone would like to be our social media point person. The website is up to date, about 200 homeowners signed up. However, slow to deliver message due to fairly static data.

Drawing for \$50 gift cards: 1. Gregerson 2. Buresh 3. Barker 4. Leatherman

Brian Brabec, 2019 Accomplishments and 2020 Plan

Brian discussed major accomplishments including significant work done at main entrance at 120th and Deer Creek. Brian discussed continued work on entrances and focusing on achievable goals.

Katey Lenczowski, 2020 Budget

Katey discussed 2020 budget. Pretty much on target with this year. There were several questions from homeowners that Katey addressed. One, Security, was discussed more than others. A bit of uncertainty on how much security we should have, etc.

General Questions

The homeowners had a number of questions, one that stands out, is about speeding in the neighborhood. The SID has speed limit signs. HOA asked for more of those signs. Will need to make formal request to SID. Speed bumps are pretty difficult to get in due to County requirements. The other common question was about special projects. John and Katey responded.

We were asked again about a Blue house, although persistent in asking, the board is consistent in its responses and position. John ended that line of questioning, again.

John Bourne, Covenants

John discussed the potential to change covenants. Legal opinion has given us the direction that we can process proposed changes without required Notary signature. We will use U.S. Mail. We were also provided the legal opinion that we can do 'line-item' approvals. That

means each line can be voted on. That would allow some things to potentially be approved and others not. Any approval would require 75% approval of all homeowners.

Meeting was ended at 20:34