

**2021 DEER CREEK HOA
Annual Meeting
November 18, 2021**

Meeting was called to order by President Schneider at 7:00 p.m.

Schneider asked that the Board Members introduce themselves and tell what role they play on the Board. Those present: Marlene Schneider, President, Bryan Brabec, Vice-President, Mary Barker, Secretary, Katey Lenczowski, Treasurer, Mark Westergard, member, Ben Forrest member, Scott Arehart, member. Also present Beth Krolikowski of PJ Morgan and Annette Sayers on behalf of the ARC committee.

Tim Halpine, General Manager of Players Club:

Halpine made the announcement that he will be moving to Lost Rail Golf Course in January of 2022. He reminded the homeowners that the Club is its own entity and is 100% solely owned by Landscaped Unlimited. He said that the course does the maintenance, mowing and upkeep of the commons area and has done so for the HOA for fifteen plus years. Halpine said that he knows the sidewalks have been a priority for the HOA and that the laying of the sidewalks did not happen as planned but that this project remains a top priority. He advised that the concrete piles would be moved and used in the pond areas and that the silt pond would be filled in to make two lots to be sold. He also mentioned that the Club has wait list for both golf and social memberships.

The homeowners asked questions about additional sand trap works and re-handicapping of holes which Halpine advised is done every 2-3 years. There was also discussion about the roundabout at the 126th Street entrance needing repairs, the dead tree being replaced, and the clearing of snow on the sidewalks. Halpine said there are no plans for any major changes or improvements to be announced. The homeowners asked that more communication from the HOA and updates being made to be included on the website, i.e., sidewalks, improvements, repairs, etc. Halpine also said that the new GM should be announced with the next 45 days.

Ed Fuxa, President, SID 405:

Fuxa discussed what role the SID plays in the subdivision. The SID consists of five HOAs, with 442 lots. Fuxa thanked Halpine for his cooperation in meeting 3-4 times a year. Fuxa announced that 90% of the lots are filled. He discussed the financial information, reduction of the mill levy, pay down of the debt at \$12 million and that the SID will be looking at refinancing the debt.

Fuxa gave information about the street repairs and identified areas; the Potter and Scott exit to 132nd, a walking trail along the Papio up to Bennington; the trees that are owned by the homeowners the SID has agreed to continue to maintain to allow for the snow plows to do their plowing. There were questions as to a possible park developed south of the 17th hole and any street repairs in the spring of 2022.

There were several questions about the development at 120th and Military, entrances and exits onto Whitmore and 120th Street, the parking of cars along Whitmore causing congestion and traffic problems, if any of them were Section 8 housing. Fuxa said even though this was not SID or HOA property that he would look into any concerns. Past HOA President John Bourne addressed some of the concerns and reminded the homeowners of last year's annual meeting and that this project was talked about extensively and that it was property outside of our HOA. Members of the Board advised homeowners that they could call the Sheriff if there were parking concerns, that there is also a sign posted with the developer's name that they can call also with questions. Mark Westergard, HOA Board Member advised that the builder has no obligation to inform the HOA about any updates on the project. There was also discussion about whether the SID can install speed bumps in certain locations and Fuxa advised that the SID cannot. Attached to the minutes is an outline provide by Fuxa for any additional information about the SID.

Presentation by OPPD:

Three employees from OPPD, Jamie Wagner, Shane Hansen and Scott Edem were present to give an overview of the Standing Bear project in progress. Jamie Wagner outlined the project, advised that communication is very important to keep the surrounding homeowners informed and their intent to maintain a positive relationship. They had renderings and photos of what is to be expected. This is a natural gas turbine powered electrical backup system. There is a website <https://www.oppdcommunityconnet.com> that has a wealth of information on this project.

Scott Edem discussing the grading and who was awarded the contract. He explained using the renderings how the temporary cell tower would be going up, the old one would be taken down and a new permanent one would be constructed. The site entrance is off of 120th and it would be completed in the first quarter of 2022.

Shane Hansen spoke extensively on access to natural gas and the electrical grid. The company of Zachary Construction was completing this project. There were many questions by the homeowners as to the other OPPD Sarpy and Turtle Creek stations and how this project differs from them.

Mary Barker, Secretary Report:

Schneider asked for a motion to suspend with the reading of the Minutes of the 2020 Annual Meeting held on November 19, 2020 as they are on the website and were provided with the Annual Meeting packet. A motion was made by and seconded to dispense with the reading of the minutes. Motion carried.

ARC Committee Report:

Chairman of the ARC Committee Rex Barker was not in attendance, but member Annette Sayers was introduced. There was discussion about concerns that the ARC Committee was not following covenants in making decisions as to AC units and privacy walls. Annette advised that those concerns have been addressed by the Committee. There was discussion as to wanting changes to the covenants, new homes being built, that we should not expect there not to be changes to styles,

colors, that may warrant covenant changes. Beth Krolikowski advised that there is a form on the HOA website to submit any changes or home projects to the ARC Committee and that this is needed to keep track of all requests.

Beth Krolikowski, Business Manager from PJ Morgan:

Krolikowski gave a short report of what PJ Morgan provides to the HOA. There was a concern by a homeowner of the non-responsiveness she received as to her dues being paid and call back as to her questions. Beth said she would look into this issue. Krolikowski gave a brief website update and mentioned that the ARC Committee tries to respond to requests within two weeks.

Katey Lenczowski, Treasurer:

Lenczowski reported that the projects planned for this past year have not been timely due to COVID. Lenczowski thanked Krolikowski and PJ Morgan for their help with the HOA and homeowners. Lenczowski discussed the 2020 budget to current and that there was only a slight increase. She advised that the payment of dues was good and that there was little AR to collect. She outlined a few line items on the budget. The largest project was the repair, changes and updating of all entrances with new signage and structures which will likely carryover into 2022. There were questions about the mailbox repairs and the length of time they remained undone. It was discussed that the mailbox repairs are an ongoing and every year project in the budget.

There was extensive discussion on the entrance repairs and changes, that they were just installed three years ago and the need for changes. Lenczowski reported that the main entrance with the water feature was poorly done by Patera Landscaping and that the plumbing was in extensive need of repair before the design could be changed and that the Board is still talking with Patera concerning the same. Lenczowski and Ben Forrest discussed the changes that the homeowners would be seeing shortly to each entrance. It was also brought up about signage into Deer Creek at 116th Street and that this was in the plan too.

Old Business:

Marlene Schneider reported for the Welcome Committee that 29 welcome bags had been distributed to date. Schneider thanked Janie Schuppan for her help in putting together the welcome bags.

2021 Accomplishments:

Ben Forrest went through the list of HOA accomplishments which was included in the packet, and discussed. Forrest talked about the changes to the entrances with landscaping, signage, new monuments and repairs needed to the water feature. The purchase of the easement on Whitmore to accommodate the signage. Questions were then taken from the homeowners and discussed.

New Business:

Bryan Brabec outlined 2022 projects anticipated. Most importantly needed changes in covenants and Bylaws to include combining the two sets of covenants into one and staggering terms for Board Members. Brabec advised that the gazebo painting was a project that did not get completed due to finding someone to complete the project but that it was still a top priority.

Brabec talked about the difficulty in making changes to the covenants because of the need to have 75% of homeowners notarized signature to pass. Brabec thought that having 2-3 planned events such as a picnic at the gazebo or something planned at the Club to allow for homeowners to attend with notaries available to help get this accomplished. It was proposed that the ballot have line items of the three most important changes to the covenants: (1) no renters; (2) staggering terms of Board Members; (3) fine schedule. There may be a need to be door-to-door attempts to get all signatures needed to get any covenant changes passed. Brabec again advised that he wanted to stay on the Board to help implement those changes.

Homeowners had questions about the website and how it needed to be updated more frequently, and the frequency of the security in the neighborhood. Krolikowski advised that the security company usually makes two pass-throughs the neighborhood at varying times. Krolikowski receives a report each day from the security company of any issues.

Election of Officers:

Schneider advised of the process for election of officers. Schneider opened up the floor for nominations. Bob Krist asked to be included on the ballot and nominations were closed. Ballots were voted and turned in for counting. It was announced by Schneider that the following members are on the Board: Bryan Brabec, Katey Lenczowski, Marlene Schneider, Mary Barker, Benjamin Forrest and Scott Arehart.

President Schneider adjourned the meeting at 9:30 p.m.