

2022 DEER CREEK HOA
ANNUAL MEETING MINUTES
NOVEMBER 17, 2022

The meeting was called to order by President Schneider at 7:00 with approximately 80 HOA members attending.

Schneider introduced the Board members present: Marlene Schneider, President, Brian Brabec, Vice President, Katey Lenczowski, Treasurer. Ben Forrest, Member, Mark Westergard, Member. Also present was Billy Clark of PJ Morgan, the HOA management company and Brian Choquette of the ARC committee.

President Schneider presented the minutes from the November 18, 2021 Annual Meeting. A motion and second was made to approve the minutes and they were approved with a voice vote. Schneider also advised the attendees that people wanting to speak at the meeting need to come to the podium and state their name prior to making comments or asking questions.

ARC REPORT

Brian Choquette presented the ARC report. 53 proposals were received to date in 2022 with 51 of them being approved by the ARC committee. Brian stated that the typical review period is about two weeks. 17 notices were issued to home/lot owners to date in 2022. Most of the notices issued were for failure to mow vacant lots and inappropriate signage. Homeowners were reminded that applications for ARC review can be submitted electronically to deercreekarc@gmail.com.

Bob Krist spoke on his displeasure on how the ARC committee handled the approval of a pool and cabana for the residence adjacent to his home citing visual impairment of his property and noise from the pool pumps. Choquette acknowledged the comments but stated he could not respond at this time as another member of the ARC committee had handled this request.

A question was also asked if solar power panels were allowable. Board members reiterated that solar is not allowed under the existing HOA covenants.

TREASURER REPORT

Katey Lenczowski presented the Treasurers Report. The report indicated total actual and estimated income at the end of 2022 at \$141,166 with total actual and estimated expenses at the end of 2022 being \$245,490 for a net annual loss of \$104,324. Lenczowski stated that the budgeting goal of the HOA is to maintain a no net annual loss. She stated that this year's loss was primarily due to payments for major capital improvement projects including the landscape, signage, lighting, gardens and holiday lighting projects. Despite the additional cash expenditures, Lenczowski noted that the HOA still will have available cash balance at the end of the year of approximately \$171,000.

A question was asked about which ponds are the HOA responsibility. Response was that the only ponds the HOA had responsibility for were the ones in the villa park area. All other ponds are golf course responsibility.

Annaleise Bosco comments on how appreciative and supportive she was of the gardens project.

Bob Ostronic commented on the increase in costs for security. Lenczowski acknowledge the cost increase and stated the Board would be evaluating security service in 2023.

Ostronic also noted that a donation was made to the golf course for the fireworks show. His opinion was that this expenditure is not appropriate for the HOA to make.

Ostronic also noted that there did not appear to be a line item in the budget for the gardens project. Lenczowski responded that while the gardens had some initial start up costs this year, in the future cost will be less and are covered in the budget allocation for "special projects".

A comment was made on the existing gazebo/shelter structures at the intersection of 120th and Deer Creek Drive were in poor condition and needed paint and possibly other repairs, the resident felt these improvements should have been included in the landscaping and signage projects. The Board took this comment under advisement.

Larry Jensen asked about what was going to happen to the currently undeveloped 8.5 acre commercial area northeast of 122nd and Military. Board members did not respond as this is not an HOA issue.

SID 405 PROJECTS

Mark Westergard, a member of the SID 405 Board presented the currently proposed SID projects:

- Playground expansion and other play structure improvements to the park located at the northwest corner of 120th and Deer Creek Drive. This project will be constructed in 2023.
- Playground expansion, pickle ball courts, basketball courts, shelters and parking improvements to the park located south of the 17th green on SID owned property. This project will be constructed in 2023.
- The paving of 132nd Street from Reynolds to Potter Street. This project is being done through an interlocal agreement with Douglas County. This project will be constructed in 2023.
- A major trail improvement project that will construct a trail from State Street southerly, generally along the Papio Creek, and connect with the existing trail currently terminating between Blondo and West Maple. The project will also include a new trail to connect with the Standing Bear Lake trails. This project is being done through an interlocal agreement with the P-MRNRD, the City of Omaha Parks Department and several other existing SID's. This project will be constructed in 2024.

Annaleise Bosco asked about the potential for a public park in Deer Creek for the area east of 120th Street. Westergard responded that unfortunately the SID does not own any park land east of 120th Street.

WELCOME COMMITTEE

President Schneider reported that the Welcome Committee continued to be active delivering welcome gift baskets to new residents.

2022 HOA ACCOMPLISHMENTS

Mark Westergard reported on the HOA accomplishments for 2022:

The landscaping and signage project initiated in 2021 was completed this year. Katey Lenczowski and Ben Forrest led this project. Although much of the work was completed in 2021 it was fully completed in the early of this year. Also, a significant amount of the contract price was paid in 2022 impacting the Treasurer's report as previously stated. The project included a large amount of new landscaping plantings, mostly at the entrances. It also included new monument signs at all four corners of 120th and Whitmore and a single monument sign at the 126th Street entrance. In addition, new "Deer Creek" lettering was installed on the existing monuments at 120th and Deer Creek Drive and also 114th and Potter. Lastly, the project included reconstruction of both water features at 120th and Deer Creek Drive.

Following the landscape and signage project the HOA undertook an entire revamping of the lighting at the entrances. The project cost approximately \$38,000. VP Lighting was the contractor and the company is owned by Scott Pickering, a Deer Creek resident. The project scope included replacement of all low voltage transformers, 106 new spotlights and tree up lights, and reuse of 70 of the old lights that were still in good condition, installing new lamps and reinstalling them.

An approximately 100' long section of trail in the villa area was relocated where a new home was under construction. This project, which could have cost \$10,000 if completed by a contractor, was done entirely with volunteer labor for a cost of about \$300. An easement for the new trail location was also secured from the builder of the new home. Special thanks to John Bourne, Jim Ahrendsen, Rex Barker and Earl Speas for donating their time and energy for the project.

The gardens project was initiated in 2022 on a parcel of land owned by the HOA at the northeast corner of 126th and Military. Approximately \$15,000 was spent on the project, with most of these costs being initial one-time costs including a new MUD water service with meter pit and backflow prevention valve, installation of water lines for the four watering stations, aggregate for the access road and parking area, and compositing enclosures. A new garden sign will be installed in the next two weeks. The project, which could ultimately contain over 100 20' x 20' garden plots, was done in phases. Phase 1 included 49 plots and 32 were rented for an annual fee of \$150. Deer Creek Highlands residents were also invited to participate in the project. The mailing for sign up for 2023 plots will go out in the spring of 2023.

2023 ISSUES

Bryan Brabec presented items that will be priorities for the Board in 2023. Items presented include:

Upgrading/expansion of the Holiday lighting. Brabec stated that some new lighting similar to that at the State Street entrance to Deer Creek Highlands will be installed this year on a limited basis. Depending on resident responses and costs, the Board will make a determination of the scope of Holiday lighting for 2023. A comment was made from a resident wanting to expand the time limits on when Holiday lighting

is allowed. The response was that the timing limitations are contained in the covenants and in order to expand them the covenants would need to be amended.

Coordination with the golf course and the SID to complete the missing sections of sidewalks at golf course frontages. The missing sidewalks create pedestrian safety for the residents. The HOA has requested the SID to build the missing sidewalks and specially assess the golf course for the work. The SID is expected to make a decision on whether to proceed in the next month. If the SID proceeds, the work would be done in the spring and summer of 2023.

The Board will continue to explore amendment of the covenants to 1) stagger the terms of Board member election so there is not the potential for wholesale turnover of Board members, 2) possibly the expansion of Holiday lighting time limitations and 3) uniform prohibition of rentals.

ELECTION OF BOARD MEMBERS

A slate of five proposed Board members was proposed by the existing Board consisting of Bryan Brabec, Joan Boulay, Ben Forrest, Marlene Schneider and Mark Westergard. Nominations were accepted from the floor with John Bourne and Melissa Thompson being nominated. The bylaws allow up to seven members. Nominations were then closed. It was moved and seconded to accept the slate of the seven nominees, motion passed.

DISCUSSION, QUESTIONS

The floor was opened to questions and comments and the following were received:

Mike McArdle commented that some gardens plots were not cleared of vegetative material in the fall and this was not attractive. McArdle suggested requiring the plots to be cleared two weeks after the first freeze. The suggestion was taken under advisement by the Board.

Rich Gossman inquired about the HOA enhancing a vacant lot on 126th Street currently owned by the golf course. The lot is between #11 green and #12 tee. The general response was that the HOA was probably not interested in purchasing the lot, however, if the golf course were willing to donate the lot with a reservation for the existing cart path, that the HOA would be willing to consider installing some landscaping material. Mr. Gossman said he would continue discussions with the golf course.

Mike McArdle and others raised the issue of tractor trailers continuously rutting and destroying landscaping materials at the roundabout at 126th and Read. The response was that although the HOA is responsible for the landscaping, the responsibility for the geometrics and function of the roundabout is the responsibility of the SID. The SID is well aware of the issue and will address possible solutions.

An issue was also raised about an evergreen tree, which provided headlight screening. The tree was removed and not replaced. The SID will be contacted regarding this issue.

A resident raised the issue that a mailbox, which was damaged and repaired, does not have the Deer Creek logo on it. This will be checked out.

Bob Ostronic raised the issue that a sign was promised at the 116th Street entrance into Deer Creek from the north. Response was that the landscaping and sign contractor committed to installing this sign. HOA will follow up on the matter.

President Schneider adjourned the meeting at 9:25.