

Deer Creek HOA
Board Minutes
4-23-2024

President Westergard called the meeting to order at 6pm

Members present were: Westergard Bourne Boulay Forrest Schneider

Minutes of the March 19th meeting were previously sent to board members and along with 2 electronic votes during the month, one being tree dispersal by Hughes Tree Service for removal of \$3700 (see attached) and along with a proposed tree replacement by McGill Landscaping for 10 trees (see attached) in the amount of \$6,181.40 both approved previously. Motion m/s to approve and the motion passed.

ARC Committee report was reviewed by the board.

Treasurers report was presented by Boulay. There was a discussion about how money was received and posted (i.e. received for 2024 dues in 2023). Boulay also noted that there were \$29,000 of delinquencies at the present time.

Schneider gave a Welcome committee report. She stated she is trying to figure out who is new and when and is working on issue.

Unfinished Business:

- garden is ready except for 1 hook up for new faucet which will be done
- Sidewalks are being bid now by SID
- Trees have been removed in park but apparently waiting for stump removal
- Vacant lot on west edge of park discussed and board looking for partners to see what the neighbors interest is in being partners with HOA to but it. Right now board is thinking \$60,000 offer to be split. Board looking for neighbors interest before increasing offer.
- Political signs were discussed at length. Board trying to figure out what our ability to enforce this covenant really is. Is it a letter to neighbor and if they don't comply we take them to court or just what. Looking for some guidance from maybe PJ Morgan or legal council. Board decided we have

time and possibly will send out a post card June/July more forcefully explaining what signs are etc.

- Park drainage project should start soon.

New Business:

Round about at 122 st has come up again with the ARC committee. Board feels we have a very small piece of that area as there are the new apts, the condos as well as the other HOA adjoining that area that more frontage than we do, and we don't need to take the lead on taking care of it entirely. Pres stated he doesn't mind "chipping in something" to help but it is not our responsibility. He will follow up with people that called ARC.

Delinquent dues was discussed at length. Board made a motion to approve dropping the interest in tis instant case of the Heine family as there was a double billing by us and another HOA, discussion was held and by a vote of 4 to 1 the board will drop the interest in this case. Delinquency is discussed in the Spring letter now going out and we will remind residents again later towards the end of the year. Discussion was held on should interest be raised along with what flexibility. Board after discussion decided that we will leave current rules as is.

Being no further business the meeting adjourned at 6:42pm

From: Me jbourne3@cox.net
Subject: Z
Date: April 23, 2024 at 8:21 PM
To: John Bourne johnfbourne22@gmail.com

M

McGill Lawn and Landscape Inc
PO BOX 366
ELKHORN, NE 68022 US
+14022892896
www.mcgilllandscaping.com



Estimate

ADDRESS
Deer Creek

SHIP TO
Deer Creek

ESTIMATE # 8606
DATE 04/04/2024

QTY	ACTIVITY	RATE	AMOUNT
	Tree Estimate -		
2	2.5" Fall Fiesta Sugar Maple	558.00	1,116.00T
2	2" Red Oak	558.00	1,116.00T
1	2.5" Autumn Blaze Maple	558.00	558.00T
3	2" Royal Raindrops	458.00	1,374.00T
2	2.5 Ivory Silk Lilac Tree	598.00	1,196.00T
5,360	30% Discount for Wholesale Cost - NO PLANT/TREE WARRANTY APPLIES ***Please initial to acknowledge there is no warranty for plantings/trees ***** If you would like the plant warranty please add in the discounted amount to the invoice total. Labor and refuse fees for replacements are not included in tree warranty. PLEASE NOTE NURSERY SIZE & VARIETY SUPPLIES ARE VERY LOW THIS SEASON. SUBSTITUTIONS MAY APPLY.	-0.30	-1,608.00T
1	Hardwood Mulch - Mulch Rings	150.00	150.00T
1	Labor to install trees to includ mulch ring	1,875.00	1,875.00T

Our Warranty: Warranty does not cover acts of God, theft or vandalism. If an installed project is outside of the proper set-backs/property lines McGill Landscaping will take the appropriate action to remedy the issue at no charge to our Client unless placement is requested by Client. We are not responsible for underground sprinklers, invisible dog fences or other private lines.
Payment: A deposit of 50% is due prior to starting a project. The balance is due upon completion of the project. Merchant processing is accepted at a convenience fee of 3%.

SUBTOTAL 5,777.00
TAX 404.40
TOTAL \$6,181.40

Accepted By

Accepted Date

Approved by
GOARD VIB
Z MAIL

From: Me jbourne3@cox.net
Subject: X
Date: April 23, 2024 at 4:00 PM
To: John Bourne johnfbourne22@gmail.com

M

Service



Certified Arborist: Tricia

Date: 4/8/24

HUGHES
Tree Service

Trusted Tree Care!

402-558-8198 • www.HughesTree.com

15802 Fairview Road • Gretna, NE 68028

Name: PJ Morgan - Mark Westeragrd- Deer Creek HOA

Address: _____

City: _____ St: _____ Zip: _____

Phone: (_____) _____ Cell: 4026806890

E-mail: west12711@gmail.com Acct: 43811



- ☐ Pruning ☐ Tree Removal ☐ Fertilizing ☐ Plant Health Care ☐ Tree Planting ☐ Cabling
☐ Stump Grinding ☐ Consultation ☐ Mulching ☐ Other: _____

DESCRIPTION OF WORK:

Service address- 12739 Read St- Deer Creek PARK- see Map

1- 4 " Crab- tagged- remove cut flush (pond pump adjacent)\$150

2- 8 "- Sugar Maple- remove cut flush- \$350 + grind stump- \$100

3- 8 ft tall dead Doug Fir- remove cut flush- \$200 + grind stump-\$100

4- 10" Austrian Pine- remove cut flush- \$550 (for the one I tagged)

5 -5 " Birch - remove cut flush (no stump-slope)\$150

6- 7 " Oak- remove cut flush- \$450 grind stump-\$150

7 - 8" Ash- remove cut flush (no stump)\$650

8- Cottonwood- clean crown- remove deadwood, broken, stubs and low sucker growth, clear Spruce -\$850

Haul debris

SPECIAL CONDITIONS OR EQUIPMENT:

climb or BYL

Service Drop: ☐ Yes ☐ No

Assist: ☐ Yes ☒ No

Satisfaction Guaranteed

If you are not satisfied with our service,
Hughes' Tree Service will continue working
until you are pleased.

TOTAL COST: \$3700 with stumps

Total Due on Completion. Please see reverse side of form for terms and conditions.

SITE MAP

*Approved
by ZWH: Joto
by BOARD*