

**MINUTES – CEDAR COVE HOA ANNUAL MEETING, APRIL 26, 2016**  
Capitol City Christian Church, Lincoln, NE

The meeting was called to order at 7:00 p.m. by President, Christine Bernt.

Secretary-Treasurer, Connie Nissen reported there were 52 members either present or represented by their proxy; 61 was needed to have a quorum; no quorum was met, therefore no official business could be conducted by the HOA.

Minutes from 9/29/15 Special Meeting: Christine reported there were no minutes provided to us from this meeting.

Connie presented the Treasurer's Report: Year 2015 Budget based on Actual, 2016 Budget Summary, March 2016 Cash Flow Statement (previously emailed to members). Highlights and discussion took place for the following:

- 2016 Budget was based on numbers provided by the previous HOA manager, Concierge; the 2016 budget is higher than 2015 due to budgeting \$10,000 of the \$14,150 for updates/upgrades to our sprinkler system for better water efficiency and equipment improvements; We've already spent almost \$2,000 in 2016 due to the meter and some lines that had to be replaced.
- Bids were secured for a new garbage collector; Waste Connections/Palmer was contracted with for 3 years, lowering the per member cost to \$11.43.

President Christine referred to her President's Report handed out at this meeting (attached hereto).

Discussion of the following took place:

-Richard Draper expressed concern the Board wasn't following Roberts Rules of Order for the Agenda of the meeting. Nor the Bylaws and that there should have been an election of new Directors at this meeting; a few members recalled the statement the attorney made at the 9-29-15 meeting stating such. Connie reported from the meeting with the new Cedar Cove HOA attorney that he confirmed from our Bylaws that the Directors elected 9/2015 would serve a 2 year term and to keep the process simple our next Directors should be elected at the April 2017 Annual Meeting. Adam Sick suggested the notes from the meeting with the attorney be sent to all if it didn't contain any privileged information.

-Richard Draper felt the 9/29/2015 meeting was not conducted according to Roberts Rules of Order or our Bylaws, concerning the Directors elected at that meeting. That, per our Bylaws, they should have only served until 4/2016. Richard recommended that there be another meeting to elect Directors. Connie reported the new HOA attorney explained that the Board and the April 2009 date in the Bylaws referred to the initial Directors elected at the time the HOA was created, not those Directors elected in 9/2015.

Connie reviewed notes from the meeting with our HOA attorney, that he specifically clarified that because the 9/29/15 meeting was announced as a Special Meeting to elected Directors it was not an Annual Meeting.

-Ken Cousino recommended we continue the meeting as a conversation and discussion from this point on.

-A question was asked that since we didn't have a quorum shouldn't we set up another meeting to elect the Directors; some felt no, wait until April 2017. Adam Sick suggested that since an e-mail was sent to the members early in the day that due to possible severe weather the meeting may be cancelled, some members didn't attend or see the later e-mail advising the meeting would take place, that another meeting should be scheduled.

-Judy Reid felt we didn't have a quorum because some members chose not to come due to severe weather threats forecast for the same time as the meeting and recommended we hold a special meeting to elect two more Directors to the Board because of this situation.

-A question was asked about how the bylaws and covenants would be revised. Connie explained the Board would like to budget in 2017 to have our bylaws and covenants revised and updated to reflect our current HOA status. Members will be asked for their input; they will see draft versions for giving input; a final vote would be taken at the April 2017 Annual Meeting. Glenda Gaston recommended the new portions be redlined when sent out to the members for review and comment. Jodi Kant explained we've held off starting this project because it's expensive and we want to get members' input and do a mass change all at once. Dan Nissen reminded the group that to be passed, all members must also have a notarized signature as acknowledgement of the new Bylaws. Adam Sick suggested the HOA prepare the 1<sup>st</sup> draft ourselves to save on attorney fees, then the attorney can review and ensure they're valid. Judy Reid said we definitely need 5 Directors for our Board to be able to handle revising the bylaws and covenants and to run our size HOA.

OLD BUSINESS: Christine reported:

Sprinkler System:

-The broken water meter was repaired by the City; Chad's plumber is working on the water main replacing and repairing leaks; the Board will work to get reimbursement from Cameron TH for these repair costs. The Board had another company give us the recommendation to install our own well – all too costly to even consider for 2016; the Board will proceed with Cummins Sprinklers and is analyzing changing out the heads between homes to have less water and reduce puddling and then considering equipment upgrades to help the system perform more efficiently.

-Cameron TH moved the sprinklers from school property to Broken Spoke properties; members reported the sinking sod from this moved line wasn't yet repaired; the Board

reported we are continuing to follow-up on this matter to, if possible, have Cameron TH fix it to save cost to the HOA.

-Cameron TH has completed the following unfinished HOA development matters: commons sidewalk, east side, repaired; drainage ditch along Leighton Ave. was completed to meet City requirements. The Board wants to eventually do more clean up of the area closest to Leighton; the parkway was seeded from 89<sup>th</sup> to Cedar Cove.

UNFINISHED BUSINESS: Christine reported:

- the construction debris pile has not yet been removed from North 91<sup>st</sup> St.
- the parkway needs to be seeded on Leighton near drainage ditch area.

NEW BUSINESS: Christine reported:

- Our new HOA website is up and running; we have a 2 year contract; please check it for all news and updates. <http://www.cedarcovetownhomeslincoln.com/> If you have problems accessing it, contact Tammy.
- The Board is seeking volunteers for the Nominations Committee that will secure nominations for the 2017 election of the Directors at the 2017 Annual Meeting.
- A community Clean Up Day has been set for May 21, 2016, 9-Noon; rain date May 28<sup>th</sup>. Meet by the entrance sign on Cedar Cove.
- Volunteers are needed to help water new HOA trees to be planted along Leighton Avenue.
- Ken Cousino asked about the open lot at the north end of 91<sup>st</sup> ; the Board will ask Cameron TH to at least seed the open lot so the soil doesn't wash down onto our street.
- Cedar Cove HOA "Movie Night" will be scheduled for June, July or August.
- Ken Cousino asked if the community is doing ok on cleaning up of dog debris; Cheryl Piontek reported the tenants in the rentals on Broken Spoke aren't taking care of that and the owners next to the rentals have reported this with no change taking place. Christine mentioned that perhaps it was time to report this to the City to fine them.
- Various snow removal and lawn mowing issues were reported; members were asked to report those to Tammy Walters at NAIFMA. Christine will check driveways and list addresses that received damage from snow removal when Rich used the Bobcat; Rich will touch them up.
- Warranty issues must be addressed by Cameron TH; please contact them.

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,  
Connie Nissen, Secretary-Treasurer  
Cedar Cove HOA