

Autumn Grove / Stone Bridge Homeowners Association
Annual Meeting Minutes
Thursday, January 12, 2017
6:00p.m.

Board Members Present: Lisa Jansen – Bartholow (Vice President), Micki Taylor (Treasurer), Kelly Cox (Secretary), and Chase Miller (Member at Large)

Members Present: Derrick Lindeman, Timothy Andersen, Stanley Kraska, Chad Galbraith, Amanda Miller, Eric Peterson, Daryl and Diane Daubendiek, Tami Beurland, and Harvey Novak.

Proxies Received: Katrina Coffey, Lawayne Feit, Larry Baker, and Patricia Sullivan

Guest: Beth Krolkowski of P.J. Morgan, Property Management Company

Call to Order- The meeting was officially called to order at 6:07pm.

Introductions- The Board members introduced themselves and homeowners present introduced themselves.

Minutes- The Annual meeting minutes from the January 14, 2016 annual meeting were reviewed. Chase Miller motioned to approve the minutes as written, Eric Peterson seconded the motion, and all members present approved.

Financials: The 2016 financial statement was reviewed. As of December 31, 2016, the income for 2016 was \$17,941.53. Expenses for the year were reviewed and discussed. The total expenses for 2016 were \$21,964.40 The balance in the account at the end of December was \$29,983.87.

Budget: The 2017 Budget was reviewed the following items were discussed: collection of dues, liens for delinquent dues, the City of Omaha annexation of neighborhood and its effects on the budget. Chase Miller motioned to approve the 2017 budget, Kelly Cox seconded the motion and all approved.

Subcommittee Updates: The follow Committee updates were given.

Newsletter: PJ Morgan is currently doing the quarterly newsletter and will continue to do so as part of the management agreement.

Covenant Committee: The Covenant Committee has gone dormant due to lack of response on the questionnaires/surveys that were distributed.

Social Committee: 2016 Social Events were reviewed; the Easter Egg hunt and 4th of July Parade were both cancelled due to rain. The 4th of July Block Party and Annual Garage sale were both a success. The Easter Egg Hunt, 4th of July Parade and Block Party as well as the Garage Sale are all scheduled for 2017, however we are looking for additional volunteers to continue the events. Amanda Miller volunteered to assist the Social Committee.

Website: Dave Peterson, a homeowner has been maintaining the website, which we thank him for his help. Jennifer Galbraith also volunteered to help with the website.

Nextdoor: Is a social media neighborhood website that is a great source for getting to know your neighbors. The Board will post reminders on Nextdoor as well.

Election of the Board Members: The following terms have expired; Micki Taylor, Katrina Coffey, Chase Miller. Lisa Jansen-Bartholow will also be stepping down as she no longer is available to serve on the Board due to time restraints. A thank you to all the Board members for their service. There had been no volunteer forms received prior to the meeting, so the floor was opened to nominations and volunteers. The following volunteers came forward; Eric Peterson, Amanda Miller, Tim Andersen, Derrick Lindeman. A motion was made to elect the 4 volunteers to the Board of Directors to fill the vacancies. The motion was seconded and all were in favor.

Old Business: At the January 2016 meeting, there was discussion about looking into selling the lot that is owned by the HOA. Lisa Jansen-Bartholow, did pull data and information for the Board to review. Additional information is needed on relocating the MUD well. Additional information was to be brought to the Board for review, which was never completed by the homeowner.

New Business: The following items were brought up for discussion:

1. Trash Removal: Since the City of Omaha has taken over trash removal it has left a lot of trash throughout the streets and neighborhood. It was recommended that homeowner contact the Mayor's hotline to report the issue.

Adjournment: Chase Miller motioned to adjourn the meeting at 6:42pm, the motion was seconded by Kelly Cox and all homeowners were in favor.