

**Applewood Heights Homeowners Association, Inc.**  
**Board of Directors Meeting**  
Friday, October 10, 2025, 6:00 p.m.

**Minutes of the meeting**

Members present: Jason Odom (president), Paul Schoomaker (Vice President), Scott McIntyre (treasurer), Mark Sand (secretary)

Absent: Preston Badeer (member at large)

The meeting was called to order by president Jason Odom at 6:00 p.m.

*I. Border Fence Replacement*

This meeting was called specially to discuss the next steps to be followed on the HOA fence replacement project.

Scott McIntyre has been in contact with Quality Fence Co. and Tom & Ron's Repair Co. Mark Sand has been in contact with S&W Fence Co. and the Permits & Inspections Division of the city of Omaha. The estimates obtained are for replacing the two fence sections along Harrison Street, with the sections along 108<sup>th</sup> Street to be done a year later. Scott and Mark propose that Quality Fence do the job, with some details to be worked out.

Options discussed were:

- Trying to replace the two sections this fall
- Waiting until Spring 2026 to begin the work
- Notifying all members of the HOA of the plans
- Notifying just those members whose properties border the HOA fence
- Giving the HOA members the option of discussing the project at the annual meeting in February or March
- Finding out more about how long the old fence will be down before the new fence is completely up, for the benefit of homeowners
- Getting the new fence stained sometime in the future

Other items of note:

- Homeowners who border the fence can buy temporary fence and install it themselves much cheaper than having a fencing company supply and install it

- Notifying all HOA property owners incurs a cost of around \$1000, high enough that we can choose to avoid it by including the information with the dues notice in January

Paul, Jason, and Mark expressed the opinion that it would be better to wait for spring, after the annual meeting

A consensus was reached that:

- We would wait until after the annual meeting of the HOA to begin the project, providing an opportunity for all members to give input
- The mailing in January to all HOA members, stating the dues and the plans for the annual meeting, will include details of the fence project and have that topic on the meeting agenda
- The properties that border the fence will be notified this fall so that they have more time to clear their area near and above the fence, and plan for a short stretch of time when there would be no border fence
- Scott will talk to Quality Fence to find out if there would be a price increase in the spring and if we can reduce the expected time without the fence
- Mark will talk to S&W Fence to see if they want to re-bid the project in the spring

There was also a short discussion of Board positions whose terms end after the annual meeting in 2026—those of Paul, Scott, and Mark. The members prefer to not have three positions renew at the same time, so a to-be-determined adjustment in term renewal dates will be made before the annual meeting.

## *II. Adjournment*

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,  
Mark Sand  
Association Secretary