

Applewood Heights Homeowners Association, Inc.
Annual All-Association Meeting
Wednesday, March 12, 2025, 7:00 p.m.

Minutes of the meeting

Board Members present: Jason Odom (president), Scott McIntyre (treasurer), Mark Sand (secretary), Paul Schoomaker (member at large), one position is open

Also present: Robyn LaMar (Association Administrator), 33 residents of the HOA

The meeting was called to order by president Jason Odom at 7:00 p.m.

I. Introduction

Jason Odom introduced the Board members to the assembled group. He then talked about the raise in dues and the reason for the raise. He also mentioned that there would again be a Saturday in May on which we would be hosting a Spring Cleanup site for the city of Omaha, although the date has not yet been set.

II. Board Election

As President, Jason stated that his term was ending but he was running to retain that slot on the Board. He asked for any other nominations and detailed the procedures for voting. Mark then took the completed ballots to be counted, including checking with Robyn to see if any ballots had come to her over email.

III. Review Financial Reports

Treasurer Scott McIntyre went over the details of the balance sheet for 31 December 2024 and the proposed budget for 2025. He stated that one goal of the Board is to put \$5000 back into reserves this year. Also, the fence is near the end of its life and the Board is working to be ready to replace it in the next 10 years.

There was a question on the high level of covenant enforcement in 2024. This was mostly due to attorney's fees in the case of the shed that needed to be removed, a case that was settled out of court and included the payment of delinquent dues.

There was a question on the amount being budgeted each year for covenant enforcement. Some discussion ensued, but there was no clear reason for changing the amount proposed in the budget.

There was a specific question on enforcement, as a resident had a

neighbor with a POD (for moving) in the driveway. This brought up the point, made by Jason, that identifying a covenant violation is something that all residents do, with the Board investigating and then deciding what action to take; the Board members do not look for violations.

IV. *Social Committee*

Jason stated that the Social Committee has been inactive in the past year, but would like to see it re-activated. Anyone willing to volunteer to get it re-started would be appreciated.

V. *Architectural Control Committee*

Andy Raczynski, Chair of the ACC, gave an overview of how the ACC works. He emphasized the chart in the covenant that shows Repair items and Replace items, and ACC approval needed for the Replace items. There was a question on the time lapse to get approval; Andy's answer was that it varies through the year as ACC members get more or less busy or go on vacation. Thus, it can take anywhere from one week to one month to get approval, but usually the process is done in approximately two weeks.

VI. *Covenant Enforcement Process*

Jason gave an overview of the covenant enforcement process, from complaint to first and second verifications, to request to remedy the situation, to fines, liens, and lawsuit. He showed that the process can take a long time in some cases but that a property in violation has many chances to correct the problem before getting to the later stages of penalty. As an answer to a question, he stated that filing a lien on a property includes a \$16 payment to the county court.

VII. *Great Plains Communications fiber optic cable installation*

Jason explained that one resident of Applewood is paying Great Plains to install a fiber optic cable to his house, which will cause minor disruptions to the yards of some neighbors along the path of the cable. Those neighbors have already been notified that this will be happening.

VIII. *Election Results and Raffle*

Mark Sand reported that there was no other candidate for the open Board position, so Jason Odom was re-elected with all 28 votes (one vote per property).

IX. Adjournment

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Mark Sand
Association Secretary