Applewood Heights Homeowners Association, Inc.
Board of Directors Meeting
Wednesday, December 10, 2025, 6:00 p.m.

Minutes of the meeting

Members present: Jason Odom (president), Scott McIntyre (treasurer), Mark Sand (secretary), Preston Badeer (member at large)

Members absent: Paul Schoomaker (vice president)

Also present: Robyn LaMar (HOA Manager)

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

I. *Review Minutes of the July 31, 2025 and October 10, 2025 Board Meetings*
Scott McIntyre moved to accept both sets of minutes, and Jason seconded. The motion passed with a vote of 4-0.

II. *Review Financial Reports*
Treasurer Scott McIntyre showed that the Association has about $151k in assets, including about $29,400 in an Ameriprise CD that will be moved to our US Bank account in February. This will end our association with Ameriprise and keep all funds local.

There was a discussion of whether we had the financial resources to replace all or part of the exterior fence in 2026. One question was whether we could do the 108th Street section along with the Harrison Street section. Preston Badeer suggested that fixing a set of small fence problems now would be much cheaper and the replacement could be held until a later year. Jason noted that some neighborhoods, not necessarily in Omaha, have replaced fences with solar panels, but the expense and logistics of such a project didn't seem worth it to the others.

It was moved by Mark Sand and seconded by Preston to accept the financial report, and this was approved on a 4-0 vote.

Paul Schoomaker arrived at this time and took part in all later votes.

III. *Old Business*
(a) Covenant violation status
This was not discussed at this meeting, as there are no new violations and the continuing ones are waiting for responses from the homeowners.

IV. New Business

(a) Approve 2026 Budget

Scott suggested that we make a decision on the fence replacement and then consider the budget for next year. All agreed this was fine, and would probably result in an email vote on the budget.

(b) Open Board positions (3) in 2026

There are three current positions ending in March 2026, those of Paul, Scott, and Mark. All Board members would like to have no more than two positions changing in any one year, wanting to get to a 2-2-1 election schedule. Mark has expressed a preference to not continue on the Board, but would stay for one more year if necessary to reach that election schedule and see the fence replacement project to its end. After discussion, Jason moved to make Mark's position a 1-year position, thus creating elections for two 3-year positions and one 1-year position at the Annual Meeting. This was seconded by Paul and passed on a vote of 5-0. Paul and Scott will run for re-election, and Mark will stay for one more year if no other Association member elects to run for the 1-year position.

(c) 2026 Annual Meeting date

Looking to have the Annual Meeting in March, the group decided that Wednesday, March 18 is our first choice, followed by March 11 and March 25. We would like to meet at 6:00 p.m., but Hitchcock School has after-school activities until 6:00 so that we can't get into the building until 6:30. Thus, we will try for 7:00 on March 18.

(d) Perimeter fence update

Since replacing the fence requires such a large financial commitment, there was a lengthy discussion of how much of the fence to replace in the first phase of the project, and how much money should be held back in our accounts to cover emergencies. There was some thought to do it in smaller pieces so that we don't deplete our resources, but the final consensus was that we liked the idea of keeping a consistent look along Harrison Street. Jason then moved to replace all the fence along Harrison in 2026, which was seconded by Paul. This passed on a 5-0 vote.

Scott and Mark had been in contact with Quality Fence and S&W Fence. Mark will contact S&W again to find out if they would keep the fall prices through next spring with a deposit now. The final contract will then be voted on through email.

V. New Contract for Robyn Lamar

Robyn has proposed that she work two more years and then retire. It was clear that all Board members are in favor of her continuing, as she has been a truly valuable member of the HOA operation. All agreed that a $50 per month raise was reasonable, along with adding to her duties that she record the minutes for all Board meetings and Annual HOA meetings. Those changes will be made to her contract and voted on very soon by email.

VI. Schedule next meeting

Jason would like to meet in January, before the letters about the Annual Meeting are sent. It was agreed to meet on Wednesday, January 7 at 6:00 p.m. at Scott McIntyre's house

VII. Adjournment

The meeting was adjourned at 7:01 p.m.

Respectfully submitted,
Mark Sand
Association Secretary