

Applewood Heights Homeowners Association, Inc.
Annual Homeowners Meeting
Wednesday, March 18, 2026, 7:00 p.m.

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

Also present: Robyn LaMar (HOA manager)

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

I. Introduction

Jason Odom introduced the Board members to the 25 lot owners in attendance.

II. Board Election

Jason stated there are two (2) 3-year term Board positions open and one (1) 1-year Board term open. Current Board members, Paul Schoomaker and Scott McIntyre, are the 2 candidates on the 3-year term ballot. Bill German is the 1 candidate on the 1-year term ballot. All candidates were given the opportunity to say a few words about themselves. Scott declined. Paul introduced himself as a current Board member and cited the importance of voting and encouraged all homeowners to vote. Bill introduced himself as a newer homeowner of 1.5 years and will do his best to support the Board and homeowners. Those present were asked to mark their ballots and place them in the ballot box to be counted.

III. Review Financial Reports

Treasurer Scott McIntyre went over the details of the balance sheet for December 31, 2025 and the proposed budget for 2026. The 2026 budget is \$140,000 with \$110,000 going toward the perimeter fence replacement along Harrison St and \$30,000 for miscellaneous expenses such as administrative costs, homeowner events, and social committee events. The expected net revenue is \$42,000.

Mark Sand gave an update on the Harrison St fence replacement. S & W Fence Co will be the company doing the work. Homes with lots that back up to Harrison St between 102nd St and 108th St will be affected. The projected start date is April 20, 2026 and will last 7-10 days. The cost for this portion of the replacement will cost approximately \$101,000 plus the

cost of City of Omaha permits. A question was asked as to why the whole fence was being replaced instead of repairing only portions of the fence that need work. Mark states that over the years, repairs have been done piece by piece and the Board thought it would be best to replace the fence completely. A few homeowners indicated the fence was replaced in the late 90's (possibly) however, the HOA has found no record of that at this time. The fence will be replaced with the same American Cedar Wood that is in place now. After 2-3 months, stain will be applied. The cost and vendor will be decided at a later date. If homeowners would like to keep the old fence boards, they were asked to contact Mark.

IV. Social Committee

This year, individual homeowners organized an Easter egg hunt, 4th of July parade, and a block party. The HOA provided the funds to host these events.

V. Architectural Control Committee

Jason gave a report on the ACC. In the past the ACC was a committee of 5 members. To comply with the Bylaws which states the ACC is comprised of 3 members, Jason notified the 5 members and 2 members agreed to stay on and Jason appointed himself as the 3rd member. With this change the color of roofs will be less restrictive and roofing materials will now allow metal roofs.

Chairman – the Bylaws also state that the HOA has a chairman serving for 1 year. Jason is now the Chairman; therefore, he made the ACC changes to comply with the Bylaws.

VI. Covenant Enforcement Process

Jason explained the covenant enforcement process from complaint to first and second verifications, to request to remedy the situation, to fines, liens and lawsuits. The process is also outlined on the HOA website.

VII. Open Discussion

- 1) Jason stated trash cans being stored outside are not being enforced by the Board at this time.
- 2) The question was asked why covenants are not being enforced by the Board. Jason asked for a show of hands of how many homeowners think the Board should enforce this covenant. More than half of all attending raised their hand.
- 3) A homeowner asked if the Board could address cars being parked on the street. Jason responded that public street parking is not governed by the

HOA but is a City issue. Paul recommended homeowners contact the City or the Mayor's Hotline for street parking issues.

4) A homeowner asked about an abandoned cable box at the corner of 102nd St and Harrison St. This is not HOA property. It was suggested the homeowner contact the City. The comment was made that contacting the City gets little to no results.

5) Jason pointed out that a speed bump was installed on Washington Dr. This was initiated by a homeowner, not the HOA.

6) Another comment was made about trash cans being stored outside. The question was raised – if the Board isn't enforcing the covenant, more people will think this is ok and more people will start leaving the trash cans outside.

7) Robyn mentioned that the covenants do allow for trash cans to be stored outside as long as they are screened from view from the street and all other lots.

8) Jason stated that the covenant regarding political signs withing the neighborhood is not being enforced.

9) Bill German, Homeowner and candidate for the 1-year term Board position wanted to thank everyone for being welcoming since moving into the neighborhood 1.5 years ago. He has done a lot of work on the exterior of his home and received positive comments.

10) Jason feels the current covenants should be amended to draw people into the neighborhood, i.e. allowing sheds, generators, animals (husbandry) on lots. The changes should align with the City laws and ordinances. 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 read the results of the election. Paul received 25 votes; Scott received 24 votes. Both will remain on the Board for the next 3-year term. Bill received 25 votes and will serve a 1-year term on the Board.

The raffle drawing for 3 different prizes was held. Ten (10) homeowners were winners at the drawing.

IX. Adjournment

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

Respectfully submitted,
Robyn LaMar
HOA Manager