

Directors Monthly Meeting  
Carriage Hill Home Association

Meeting was held June 30, 2008 at 6:00 pm. At HyVee at 156<sup>th</sup> and Maple

Members present: Matt Moore – President and John Nejad – Treasurer; Judy Barnes – Secretary

In Attendance: Andy Ripp – Homeowner

Issues Discussed:

1. Judy presented letter from Creighton Law School. All questions related to disbandment of the association were resolved. In summation unless 100% agree to drop the association, it cannot be done. If it were possible to obtain 100 % cooperation, some means of payment for services to common ground must be considered. Issue of dissolving association is now tabled.
2. Directors agreed to begin process of filing liens to reduce costs. Matt has the copies of the forms and is willing to type up the lien. Judy will file with the courthouse. Matt will check with John Kiers to see how to obtain payment for the cost of the liens. Need to see if Judy must pay out of pocket and get reimbursed or if funds can be obtain prior to the filing. Judy would be available July 25<sup>th</sup> to process with the courthouse.
3. Matt reports he has the revised contract to sign and deliver to SkyPark. This is the new contract showing reduction of fees by SkyPark for maintenance fees agreed upon at the last meeting. Reduction of fees to take place June 16, 2008 per the new contract.
4. John would like to see more maintenance fees reduced. He mentions the common areas at the entrances. Judy states this would be fine but some of the residents will not cooperate and include the areas as normal maintenance and the county could fine the association. John suggests the directors could absorb this job. He would also like to see more of the administrative jobs being handled by the directors. Judy stated that we have reduced some cost already and might want to consider this next year. John agreed to table the issue at this time.
5. John recommends we add verbiage to inform residents of lien filing for failure to pay dues. Second notices should state the costs and warnings of liens on property. Need to review our current letters to see if this is stated. Since directors have not received any late notices, no sure of wordage on them.
6. Matt reported on a web site <http://www.neighborhoodlink.com/omaha/carriagehill>. This is available to all residents and can be viewed for other locals of home associations. Suggested we stuff our annual letter for dues with this information. John requested we place pictures of the directors in the letters so members know who the directors are and can recognize them.
7. Matt introduced issue of block party. The timing is limited and may be difficult to do this year. Application with the city for the block party, purchase of items, publication of time and other chores need time to complete. With just three directors, this may prove difficult to do this year. Matt suggested maybe a rebate for \$10 per household to attend the annual meeting instead of a summer picnic. Paper work involved to give each household a check may be too difficult. Those who do not attend could demand their rebate and issuing money to get a quorum for voting purposes may seem like a payment for a vote. John and Judy suggested lowering of dues. It was decided to give a rebate of \$10 to each household member on the annual dues.

Next month's meeting has been cancelled. The new meeting is scheduled for August 18<sup>th</sup> at 6:00 p.m. at HyVee on 156<sup>th</sup> Maple.