

Meadow View Estates Home Owner's Association Meeting
Tuesday, August 19th, 2014

Officers in Attendance: President – Travis Amen, Secretary – Shawn Haller, Treasurer – Pam Hallowell.

Treasurer's Report – Pam Hallowell

MVHO's Association has two accounts; one checking and one in CDs – both with approximately \$13,000 in each. There are 8 residents that are overdue or not paying their dues.

HOA Dues – *Very long discussion and much voting back and forth*

There was a long discussion on raising dues. Current dues are as follows: \$240.00 a year, but discounted if you pay in the 1st quarter to \$200.00 a year. After 5 years, the dues go down to \$120.00 a year. Discussed FLAT RATE dues for everyone. Mike Grummert made the motion to make association dues be one flat rate. This was 2nd by Julane Amen. This goes into effect the 1st of the year. Dues must be paid within the first quarter to get the discount. There will be 14% interest charged for late or NO pay dues. Doc Sullivan put a motion to the floor to raise HOA dues. Doc Sullivan suggests \$400 a year for both sewer and commons. The goal of this would be to get a larger reserve of money built up (\$50,000) for future common issues. Member Robert McPherson says he could care less about the pond and his wife is against raising the dues. Motion to put dues at \$300 a year, if paid within the first quarter, made by Marv Morrison and 2nd by Mandy Roberts. If not paid within the first quarter, then dues would go up to \$360 – no discount. Matt Fundus made a motion to put dues at \$360 regardless – NO discount. There was much voting back and forth between FLAT dues of \$400, \$360, or \$300 a year. This was a very long and tedious process.

NOTE: What was finally voted on and approved was FLAT RATE DUES of \$360 a year, due on January 1st with an additional 14% interest to be charged, if not paid by April 1st for the current year, and on all past due amounts.

Weeds/Lagoons

Weed Police ticket us for noxious weeds. Need to contract this out now b/c it's getting too much for Doc to do on his own. There was a price quoted to the MVHO's Association of \$2,200 for commons, lagoons, trail, and pond. There was also a discussion about the large lagoon and do we need it? Mr. Curtis Roberts motioned to contract an outside entity for weed killing. This motion 2nd by Matt Beying. This motion was voted in by majority vote.

Dam Overflow Pipe

At the top of the middle of the dam the overflow pipe is rusted and needs to be replaced – the corrugated part. The bid was approximately \$5,000. Matt Schwager and Travis Nilsen motioned to just go ahead and fix the pipe. Bill mentioned letter from the Nebraska Department of Natural Resources that many items in our commons areas are deficient on. The dam has never been approved as structurally sound or recognized. Doc motioned that we should first get dam evaluated by the NE Department of Natural Resources and get it recognized. This motion was 2nd by Marv Morrison and was voted in by majority vote. Bill will get information ready to see what it will be cost wise to just get the estimate. A few members were concerned that it will be high \$\$\$ just to get the estimate. Might have to have a special “dam” meeting to vote on the dam.

New Housing Development

57 total lots – starting with 13 first – developer Ron Oelling. Duane Gropp, prospective buyer of the lot south of Schwager's, was in attendance. He wants approval to build a bigger out building than what is in the current MV HOA covenants. Carmen Stineman – volunteered to go door to door to vote on changing the outbuilding size to 40x50. After a review of the covenants, it was decided that a 75% approval of the TOTAL HOA MEMBERS is needed to change the outbuilding size - - - not just 75% of the members present at meeting.

Muskrat Killer

Marv Morrison announced Nick Frazier as the “official” muskrat killer for the association and that there was no need to contract this out. :)

Windmill

Chad Hardwick – is the guy who will maintain the windmill. There was a motion to table the windmill fix until we get the outtake valve fixed. Doesn't make sense to fix the aeration tube for the fish if the water is low on the pond.

Sleepy Hollow

The Sleepy Hollow trail between the sewer ponds is a dangerous area for Travis and Doc to mow.

Fireworks Police

Bandi and Ryan Mathis lit off fireworks at 7 pm and someone called the cops on them.

Benches

Marv Morrison needs help finishing the benches around the pond.

Volunteers

Mandy Roberts asked question re: **age of volunteers** to help with trash pick-up – discussion with Marv Morrison about this. Marv stated no volunteers under the age of 14 were allowed to help with highway clean-up and he states this is what the county says.

Meadow View HOA Election of officers and board members

2 MVHO Association **Board Member Positions are open:**

Matt Schwager and Shaun Haller were nominated and voted it. It was voted that Bill Arneson be President of the Meadow View Home Owner's Association.

Meadow View Home Owner's Association Officers:

President: Bill Arneson

Secretary: Shawn Haller

Treasurer: Pam Hallowell

Meadow View Home Owner's Association Board Members:

Shaun Haller

Matt Schwager

Tim Sullivan

Tom Schwarten

Minutes respectfully submitted by Shawn Haller, Secretary of the MVHO's Association