

Meadow View Homeowner's Association Meeting

April 19th, 2022

American Legion

Denton, Nebraska

Officers Present: Shawn Haller-Secretary, Pam Hallowell-Treasurer, Bill Arneson-President
Board Members Present: Larry Lum, Doc Sullivan, Matt Schwager, and Shaun Haller

Secretary's Report – A brief synopsis was given of the minutes from the last meeting.
Treasurer's Report – The financial report was given and discussed.
Both items were voted on and approved.

President's Report

The land owner next to the lagoon on Pioneer's complained about a wet area in his field and he was concerned it was the lagoon leaking. An inspector was sent out to evaluate the situation. He noted too many weeds around the lagoon. He also needs proof the lagoon is not leaking. MVHOA needs to do the following: 1. plug up the discharge pipe 2. prove the lagoon is not leaking on the south side 3. develop a construction permit for the north side of the lagoon to reduce the size of the cell to reduce the volume which will reduce the north cell size – would still pump the south side.
Need to do permeability testing on the lagoon – need to purchase a flow meter – which would be \$6,000.

Board Member Report – Doc Sullivan

Proposes to set back \$44,000 for construction and maintenance of both N & S lagoons.
(reconstruction of north lagoon and mitigation of south lagoon)

Propose to set back \$6,000 for a water flow meter for the lagoons.

Proposes to set back \$25,000 for replacement and maintenance of the drain tube for the dam-- includes new tube, backhoe work, rock, and concrete.

Proposes to widen a portion of the pond trail that is behind the Frazier's house. It's too narrow and is becoming dangerous for golf carts and motorized vehicles. However, the trail is actually on Nick & Michelle's property, as their property extends into the water here. Nick & Michelle have graciously allowed the trail to be on their property. It's suggested that the MVHOA have an easement drawn up for the Fraziers in order to do this. Est. cost is \$3,000. The MVHOA would then compensate them by paying “rent” in the amount of \$360 a year. There would then be a clause that allows the HOA to retain the permanent easement that would transcend the sale of the property should the Fraziers ever sell.

Proposes \$4,000 for white rock.

Proposes \$2,500 for aerial spraying of weeds. Have used a helicopter in the past. May use drones going forward. Benefit of this is it's a more focused spray and lower to the ground.

Proposes having garbage rolloffs again in the neighborhood – after the 4th of July and after Christmas.

All were voted on approved.

A motion to incorporate the MVHOA 4th addition to ours was approved.

Proposed Covenant Changes and ballot vote items

- 1. Outbuilding size – change to 2,400 sqft. - proposed by Bill Arneson-President
- 2. Small animals to be allowed – proposed by Tom ReinschHe would like to allow chickens, ducks, and rabbits.
- 3. Curfew in Sleep Hallow from 11pm to 4am to motorized vehicles – proposed by Rogene Villamonte

Current covenants read like this with regard to animals:

Sextion 9. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot within the Properites for any commercial purpose. The only animals permitted shall be cats, dogs, and house pets kept for personal or family purposes. No farm animals, including but not limited to cattle, horses, swine, sheep, goats, or poultry shall be permitted on any lot within the Properites for any purposes.

Proposed amendment to ARTICLE III, USE RESTRICTIONS, Section 9

Section 9. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot within the Properties for any commercial purpose. The only animals permitted shall be cats, dogs, house pets, and small animals or fowl kept for personal or family purposes and in accordance to Lincoln, NE, municiple code. No farm animals, including but not limited to cattle, horses, swine, sheep, or goats shall be permitted on any lot within the Properites for any purposes.

These items will be put in a paper ballot type vote and mailed to the homeowner ahead of the next scheduled meeting.

Bill Arneson suggested keeping all current MVHOA officers and board members as all agreed to keep volunteering their time and due to Covid. Member Rogene Villamonte proposed to vote on new board members and new officers at the next scheduled meeting on September 20th, 2022.

Minutes respectfully submitted by:
Shawn Haller-Secretary