

Meadow View Estates HOA Meeting Minutes

October 18, 2022

The primary purpose for this meeting was to address and vote on amendments to our HOA Bylaws and Articles of Incorporation, and to hold election of HOA Officers and Board Members.

- Tim Sullivan opened the meeting by explaining the process being used for all HOA members to sign and vote on each of the following amendments (55 out of 88 member votes needed to approve – results to be reported at a later date):
 1. Change to the “Declaration of Covenants, Conditions and Restrictions” regarding the size of outbuildings allowed on residence property.

“No outbuilding shall be constructed larger than 2,400 square feet, nor shall such a building have length or width of more than 70 feet. All outbuildings shall have eaves and a pitched roof, and shall conform to the design and color of the residence.”
 2. Change to the “Articles of Incorporation” regarding the inclusion of the Meadow View – 4th Addition lots and Outlots into the Meadow View Homeowners Association.
- Tim Sullivan reported that 14 of the 30 lots in the MV4 Addition have already been sold.

NOTE: The status of the ownership of the Outlots related to the Meadow View – 4th Addition are tied to the sale and release of deeds for all lots in this addition by Oelling Development Co. and based on the approval of the vote taken to include the MV4 addition into our HOA.

NOTE: A request was made for us to get legal clarification on the rights of ownership of all Outlots currently owned by the Oelling Development Co.

FOLLOW UP: Tim Sullivan provided the following information in response to this issue.....

Here is the answer to the Outlot questions from our last HOA meeting. The deeds to be transferred to us are in process with the Wolfe Snowden Lawfirm:

Ron & Judeen (of Oelling Development Co.) have approved to deed Outlots in Meadow View 2 and Meadow View 3 to the Meadow View HOA. Their attorney, Barry Hemmerling, will work on preparing the Deeds.

The Outlots include:

Meadow View 2nd Addition, Outlot A (#0302301005000)
Meadow View 2nd Addition, Outlot B (#0302301006000)

Meadow View 3rd Addition, Outlot A (#0302306006000)
Meadow View 3rd Addition, Outlot B (#0302305005000)
Meadow View 3rd Addition, Outlot C (#0302307006000)

We have attached a pic of the total Meadow View with MV2 & MV3 Outlots indicated.

- Bill Arneson reported that work had begun on Oct. 18, 2022 to replace the overflow drain culvert on the dam. The work is expected to be completed by the end of the week. In the meantime, barricades have been put up around the dam to keep everyone away from the construction area for safety. We had originally budgeted \$25,000.00 for this repair, but the final repair cost is expected to be \$31,500.00.
- Bill Arneson reported that he is working with the Dept. of Energy regarding the status of the Lagoons. We must show that the liner is intact and have been doing water measurements sampling/testing which are complete pending results.

1. North Lagoon:

- The water flow measurements match the evaporation rate, however the size of the sewer pond is still too large to support adequate water levels for environmental regulations.
- The size and design for the North sewer ponds was based on the need to support all of the lots in the original Meadow View and MV 1st Addition. That changed when the South Lagoon was created to support all of the MV1, MV2, MV3 and MV4 additions.
- The current testing results indicate that we only need about one-fourth of the current size of the North Lagoon. Therefore, we need to divide the East side the current lagoon area in half, so that we only use the NE quarter of the total area available. The SE quarter would then become the overflow area for the lagoon.
- In the meantime, we also need to begin pumping water into the North Lagoon to bring it up to required water levels as well.

2. South Lagoon:

- The water flow measurements and testing on the South Lagoon will cost between \$8,000.00 - \$12,000.00.
- The lagoon is dry and needs to be filled back up to maintain adequate water levels for environmental regulations as well. It takes about 8 weeks to bring the water levels up to where it needs to be (about 2 feet higher).
- We are currently using a 2" pipe line hose to fill water into the lagoons. We would need a new pump in order to use a 4" pipe line hose.
- Doc is considering running an additional 2" hose through the manhole pipeline to speed up filling the lagoon.
- It was recommended that we talk to Southwest Rural Fire Dept. to see if they have any hoses that they could provide to our HOA.
- Once all of the lots in the MV4 Addition are occupied and using the South Lagoon we will be able to determine if we can maintain the water level requirements needed to support this lagoon. If not, it may be necessary to consider resizing it as well.

NOTE: Since Ron Oelling currently has land ownership of the South Lagoon, he would need to be included in any requirements to redesign/resize the South Lagoon. We need to find out what his responsibility for the cost of this would be.

- Bill Arneson reported that we need to get our South well tested and registered. The request was made to find out if there are any designated "test wells" in the area, and recommend that our South well be used as a test well. Doc noted that we should check with a local well drilling company to follow up on this.

- Tim Sullivan reported that the legal work regarding the easement on the Frazier property is complete. This is being used to provide access for the trail around the East side of the pond that crosses over the Frazier property. We have secured a 10 year agreement, which the HOA pays \$360.00 (or the equivalent of the annual dues whichever is greater) per year.

NOTE: We are in the process of updating our HOA Insurance to include a rider to cover us for access on this property.

- Tim Sullivan reported on the status of the trails:
 - The trail on North 79th has been rocked.
 - The trails for access to the dam and for the access routes in the commons on the East side of the pond are next to be rocked.
 - We are currently on budget for this maintenance.

NOTE: There are plans to have a trail that will connect West Pioneer to Hall Drive in the MV4 Addition once it is complete. This trail will run along the East side of the South Lagoon, and we do plan to provide rock for this trail in the future (next year).

- Tim Sullivan reported that our Meadow View HOA does NOT give us rights to access the farm ground currently owned and being farmed by Ron Oelling in his development. We need to stay off of the farm ground, including the land to the West behind the new lots in the MV4 Addition, and East of the creek.

NOTE: Doc is going to talk to Ron Oelling about how to restrict access / provide some type of “barrier” to help identify this area to the West of the new MV4 Addition lots is restricted.

- Tim Sullivan reported that the proposed amendment to the “Declaration of Covenants, Conditions and Restrictions” regarding the provision to allow for chickens/poultry has been tabled pending further discussion.

NOTE: A subcommittee has been designated to provide more details and recommendations to specify what types of animals, numbers, limits etc. are to be included in this proposal to see if the clarification would make it more appealing prior to voting on it. The following members have volunteered to serve on this subcommittee: Melia Ferguson, Tom Reinsch

- Pam Hallowell provided the 2022 YTD Treasurers Report as follows:

- Beginning Balance	\$127,692.06
- Revenues	\$34,799.93
- Expenses	\$9,159.37
- YTD Balance	\$153,332.62

NOTE: The 2022 YTD Treasurers Report spreadsheet with details has been posted to the HOA website (mv-hoa.com) for review.

- Lori Armstrong proposed a request for the HOA to purchase a 10-12 foot extension to be added to the existing floating dock installed on the East side of the pond. The prices quoted for the extension \$2,700.00 (not installed) - \$3,500.00 (installed).

NOTE: Matt Schwager will follow up with Lori to determine if we can install the extension ourselves or if we want to pay for the installation. Either way, the proposal was approved to spend up to \$4,000.00 (total tax, installation etc.).

- Tom Reinsch reported that he had volunteered and been authorized by the HOA Board to cut down the diseased pine trees on the commons area North of the sewer ponds, and he wanted to recommend that we make that cut wood available for free, to anyone in the HOA if they wanted to come pick it up. The HOA Board agreed, otherwise, it is just getting dumped in the pile below the dam.

NOTE: A motion was approved to compensate Tom Reinsch \$1,000.00 since he was authorized by the HOA Board prior to his tree cutting services.

- Tim Sullivan reported that a mountain lion was spotted on the commons area path by the North sewer ponds within the last week. The sighting was reported to the State of Nebraska but they did not have any follow up on tracking any mountain lions in this area.

NOTE: We are posting this as a warning to all Meadow View Estates members to be aware of the potential presence of wild animals in the commons areas surrounding us.

- Bill Arneson called for the election of all Officers and Board Members. All of the current Officers and the 4 "at-large" Board Member expressed the desire to be nominated for another term. No additional nominations were presented for any of the offices at this time. Therefore, nominations were ceased, votes were taken and each of the current Officers and Board Members were re-elected as follows:

President	Bill Arneson
Treasurer	Pam Hollowell
Secretary	Shawn Haller
Board Member	Shaun Haller
Board Member	Larry Lum
Board Member	Matt Schwager
Board Member	Tim Sullivan

NOTE: Officers and Board Members are elected for a 3 year term. In the past (prior to COVID) we have tried to stagger elections between Officers and Board Members so that we are not replacing everyone at the same time for continuity going forward. We will need to make some adjustments to elections in order to accommodate representation across our expanding HOA membership as well.