

**Elk Creek Crossing HOA**  
**ANNUAL Meeting**  
**October 25, 2023**  
**Submitted by Secretary Katie Barmettler**

Attendees: Cheri Higgins/President, Kelly Broz/Vice President, Katie Barmettler/Secretary, Mark Cave/Treasurer, and Rachelle Plambeck/PJ Morgan. In total, there were 20 HOA members in attendance.

Meeting was called to order at 7:00 PM by President Cheri Higgins.

Cheri introduced all current board members as well as Rachelle from PJ Morgan. Rachelle said she is Interim Property Manager for ECC until a new person is trained. There was a question from a resident regarding a past issue with a credit card charge, which had been resolved.

Several residents in attendance asked about the Annual Meeting notice and Proxy Card, saying they did not receive one, and/or had just received it in the past few days. Rachelle requested the addresses of anyone who did not receive the mailing. It was explained that there was a delay in the mailing. Cheri read her letter from the President to all.

The 2024 Budget was distributed and discussed. Cheri explained that the sprinkler system is rolled in to the lawn maintenance. C&B Lawns subcontracts the sprinkler system. Landscaping went from \$980 to \$3500 because we will now hire Sun Valley to care for weeding and landscaping once a month. Volunteers took care of this before, and the HOA has money to hire. Holiday lights are included with Ground Maintenance at \$2193. We also now have a contract for storage at Dino's on 148<sup>th</sup>/Maple. Cheri stated that going in to 2024 we will be "well into the black" with \$10,000 cash and \$7000 in a CD. We have kept money in the HOA because of future project needs such as the entrance marquee replacement and replacement of street posts. The question was raised about the overgrowth at the entrance at Ames Street. Cheri explained that we do not own property there and need to call the Mayor's Hotline to complain about visual barriers and weeds and to request a traffic light.

The Social Committee Report and Year in Review (attached) was shared by Katie. Comments were positive about the changes to the July 4<sup>th</sup> Bike Parade, which included a parade leader, speaker system, music, neighborhood vendors, donut truck, and games for kids.

Police Officers from Omaha Police Department (OPD) shared statistics for the district where ECC is located. Residents raised concerns about loud, racing cars. The police officers suggested that we request a street study that could result in extra traffic lights. A resident asked if Citizen Patrol still went around the neighborhood. Katie explained that we do have Omaha Citizen Patrol and that there are about 10 active patrollers who meet monthly and sign up to patrol ECC, Walnut Ridge, and Stone Ridge each month. Volunteers are always needed. Training is through the OPD.

Cheri provided an update on the entry and explained that it will now be maintained by professional companies.

Cheri asked for input on the idea to raise HOA dues in 2024. Currently the dues are \$60/year. They were previously \$55/year. Less than 25% of residents are currently delinquent on their dues. Liens are placed on properties that have accrued \$300 or more in past dues. Each time we file a lien we pay \$125 in attorney fees. Rachelle explained that this fee is added to the delinquent homeowner's ledger. Liens have to be refiled every 3 years on a property. The consensus was in favor of increasing HOA dues in 2024 by \$10 (to equal \$70 annually) because of price increases that will continue to rise with landscape materials costs and the cost to repair and maintain. Barry Higgins volunteered to research the cost of a protective barrier around street sign posts and will talk to Grant Wells, who has replaced some of our posts.

Two new board members were elected to serve on the 2024 Board of Directors: Laura Paulson and Cassie Cheek. Both have served on the Social Committee and will be a great asset to our Board! Mark Cave has served for at least 8 years on the Board and has decided it is time to resign. Mark has contributed much guidance and support, and we greatly appreciate his service on the board. Officer positions will be decided at the Board of Directors Meeting on November 1<sup>st</sup>.

Meeting adjourned at 8:30 PM