

## MINUTES

of the 2021 Hamptons Homeowners Association Annual Meeting  
held on March 16, 2021

Meeting was held at The Water's Edge Church, Gretna

A quorum was confirmed and present.

Jon Hansen called the meeting to order at 7:08pm

1. Welcome and Board Introductions
2. Each homeowner/member in attendance introduced themselves stating name and address.
3. Deputy Kayleigh Witulski from the Douglas County Sheriff's office spoke to the group about safety in the neighborhood and ways to reduce the chance of burglary of our homes.  
Garage door emergency latch – don't leave it hanging.

Garage side doors – always lock, possibly install a deadbolt that is located high on the door.

Close overhead garage door – thieves are generally opportunistic, many thefts happen when garage doors are left open.

Vehicles – lock even when inside the garage and don't leave valuables of any type in vehicles.

Door from garage to home – lock it at night even though exterior doors from the garage are locked.

Sliding glass doors – use jamming devices.

Windows – not generally a point of access for criminals but good practice to keep them locked.

Security cameras are useful after the fact but not generally a deterrent.

Individual home-based camera security systems are better than a neighborhood system.

Camera quality is a big deal. Ability to zoom in on photos is a plus.

If you have a RING system or similar, set it so it can pick up movement all the way out to the street.

Exterior lighting – leaving exterior lights on overnight is a great deterrent.

Storm doors on front doors – lock them.

If anyone knocks late at night asking for help, don't let them in, tell them you'll call 911 for them, they'll generally take off if bluffing.

Question was asked about the average response time for the sheriff to get to our neighborhood. Should take no more than 7 minutes but generally should be quicker.

On average, a deputy probably rolls through the neighborhood 3x's per day (once/shift)

Q Street traffic is getting increased focus since recent fatal accidents.

4. Greg Key reviewed minutes of the 2020 annual meeting. There were no questions or corrections. Motion and second to approve. Passed
5. David Schmitt presented the 2020 Financial Summary/Treasurer's report. Started the year with a surplus of \$16,000. Today the checking balance is \$73,138. A/R aging of \$2,900 due to delinquency of dues from 4 property owners. Liens will be placed on these properties if not paid.  
Dave noted that the impacts of the 2019 flood on the river trail, including sidewalks, sand and debris, were cleaned up and paid for in 2020.

There were no questions.

6. Jon mentioned that trash the SID will now be handling trash and recycling service and Abe's will be the company providing service beginning on April 1st. Each homeowner can get two or three, 96-gallon trash/recycling bins. Three will be provided unless the homeowner calls and requests only two. If the homeowner doesn't call, there will be a return fee charge to the homeowner if the 3rd bin is returned. It was stated that Wednesday will be our pickup day -- **however, Abe's has recently revised our pickup day to Thursdays**
7. Jon stated that two new committees are being formed. One to produce and distribute a quarterly newsletter of neighborhood/community news and the other to coordinate neighborhood social events such as the annual Christmas gathering and one or two other annual events. VOLUNTEERS ARE NEEDED. Please contact John if you are interested in serving. [Post meeting note: Sherri Key and Jan Dahlgaard have volunteered to serve on the Social Committee]
8. Jon reviewed significant accomplishments in 2020.
  - 2019 Flood damage to the river trail concrete sidewalk was completed.
  - Sand and debris from the 2019 flood were cleaned up and the area is back looking nice.
  - Treated numerous street island trees for various issues to keep them healthy.
  - Ron, Steve and Max worked hard on property assessment issue.
9. Jon asked/reminded each homeowner to politely and respectfully talk to each other about concerns and/or issues that may arise in the neighborhood. Neither he nor the board intends to be the judge and jury on issues that may arise between neighbors.

As reminder, the HOA exists to oversee and manage neighborhood common areas and amenities with dues money paid by each property owner. Construction requirements and property improvements are under the control of Boyer Young (Declarant) until such time Boyer Young relinquishes their obligation and assigns to the HOA.

## Q&A Period

Comment about the lift station near the river being such a mess. *SID is working on. Siltation issue. Will be made right.*

Sewer smell from the storm drain on P street near 236<sup>th</sup> Street. *Will notify SID.*

Mowing discussion about the common area behind Bob and Mitzy's. *Area fills up with trash and difficult to keep clean. Will talk to the mowing company about mowing once a year and picking up trash.*

Who replaces dead landscaping and who pays for it? Who Trims? *Centennial could do a little better job of maintaining. Board will look at the contract with Centennial and if they should be doing it.*

Snow piled up at entrances was a concern. *Noted - residents may call the County to express concern.*

Silt from construction sites is piling up in some locations on streets near storm drains. *Noted.*

Question about the amount of sand on our streets. *Street sweeping should be done by Easter.*

## **FINAL BUSINESS**

Having missed approval of treasurer's report, a motion was called for, made and seconded. Approved.

Jon Hansen, Greg Key and Dave Schmitt were nominated for additional three year board terms. A quorum of the membership voted to approve the candidates. A motion was made and seconded. Approved.

For the upcoming year, Jon Hansen will serve as board President, Dave Schmitt will serve as Vice President, Greg Key will serve as Secretary and Kyle Cundiff will serve as Treasurer and Chris Erickson serves as a Director on both the HOA and SID.

Jon Hansen thanked SkyPark Business Solutions, specifically Travis and Heather, for their management service to the HOA for the past 12 years with dues collection, financial accounting and management support. Moving forward PJ Morgan - Cara Woosley will be our new HOA Management Agent.

Jon noted that with so many new neighbors, effort will be made to get them copies, or access to, the Hamptons' covenants. He also noted that the requirements/standards contained within are for the betterment and beautification of our property and neighborhood.

Meeting Adjourned at 8:44

Respectfully Submitted,

Greg Key  
Secretary