**MINUTES**

**2023 HAMPTONS HOA MEETING**

**February 28, 2023**

Call to order by President Dave Schmitt shortly after 7pm.

Quorum established with 4 of 5 board members present (Chris Erickson absent).

1. Welcome and Introduction

Introduced Kathy Kavan from PJ Morgan Real Estate

Reminded everyone of the website where HOA documents can be found.

President Schmitt spoke to requirements for getting approval for construction projects that homeowners wish to do.

Those present introduced themselves.

1. Financial Report

Jon Hansen provided financial review of 2022.

104 dues paying lot owners.

Currently about $46,000 in reserve against the target of $75,000.

Some clarifying conversation occurred around the landscape/snow removal budget.

1. HOA Update

Tree replacement – Numerous HOA owned trees are either dead or not healthy. Committee formed to work on replacement plan. Thanks to Jolene Hug, Donni and Mardi Temperley, and Randy and Gwen Stahmer for their time and effort serving on this committee. 2 proposals received to date. 5 Redbuds at the east entry, 1 Redbud on P street. May go with Crab Apples and Maples in place of Redbuds for color and durability. 3 or 4 Evergreens at mail house also need replacement.

Sumac at west entry should be trimmed back 6” yearly.

Big evergreens in islands should be bottom trimmed.

Some of the planting beds are over mulched in places. Should remove some before placing more.

Mailbox keys continue to be a problem on parcel lockers. HOA will be changing out the locks so keys can’t be taken home.

1. HOA Dues Procedures/Liens

12 lien’s filed last year (2022) on lots that were not current with dues payment. All but 2 have been cleared.

2023 dues status - All but 26 homeowners have paid to date. Notice going out 3/31 if still unpaid. Giving home/lot owners until 4/30/23 or lien will be filed.

1. Board Vacancy and Election

Kyle Cundiff’s term has expired. Kyle nominated Jolene Hug. Jon seconded. Vote and approval. Welcome Jolene.

1. Open Forum Discussion

The red concrete at the Hampton Road/236th Circle/Lakeview round-a-bout is in serious need of repair. Believe this is an SID issue. Board will investigate.

The concrete drive at the mail house is in bad shape. Noted and board will evaluate.

Landscaping is all original and some of it is reaching life span. Can the board work on developing a yearly fund for replacement so we’re not faced with doing it all at one time? Noted.

The board should meet with Antler Landscaping and Landscape Committee to improve landscape maintenance. Noted.

Concern about speed on 235th street. What can be done? Speed bump? Sign with speed notification? Programmable for certain times of day? Occasional enforcement? Not much board can do but does understand concern.

Suggestion that thought be given to allowing future solar power options in the neighborhood as technology improves and costs come down. Also, OPPD offers customers to buy shares of solar power as an alternative to home panels. Noted.

Dog walkers need to be reminded to pick up dog waste. The board noted this isn’t enforceable so please do your part if you notice offenders.

Snow removal at mail house needs improvement. PJ Morgan was asked to contact Antler about this topic.

EPIC Consumption Tax (LB133) legislation, in the Nebraska Legislative process for some time was mentioned. Hearing in Lincoln on March 3rd if anyone is interested in testifying for or against.

Question about SID MIL levy going down and when. This is a question for the SID, not the HOA.

After no further discussion, President Schmitt made a motion to adjourn. It was seconded, put to vote and the meeting was adjourned at 8:25pm.

Submitted by Greg Key, Board Member