

Autumn Ridge Homeowners Association

Annual Meeting Minutes 5/13/2025

Board Members Present:

Nate Elgert, President

Chad Langford, Treasurer

Kurt Welu

Cindy Maurer, Secretary

Dan Werner

Greg Stolp

Not Present:

Duane Milacek

Andy Bertold

Seven residents were in attendance (6 households represented).

General introduction by Nate Elgert of all board members and their positions.

The Homeowners Association responsibilities are twofold:

- 1) Maintain entrances and common areas
- 2) Covenants enforcement with a goal to keep the viability, attractiveness and character of our neighborhood up to enhance home values.

Dues are still set at \$150/household with a \$10 prepay discount. The dues are what provides the funds to accomplish the above goals and responsibilities of the Board.

There are 9 board members total and each serves a 3 year term. The budget for the association will now run on a fiscal year May-April basis. There are 2 main bank accounts for the association and we do file taxes. The board maintains an insurance policy to cover assets, mainly the common areas including the monuments.

Social activities sponsored by the homeowners association include: 4th of July parade, block party, garage sale weekends, and an easter egg hunt.

SECRETARY:

The minutes from the last annual meeting were read by Cindy Maurer.

RESULTS FROM LAST YEAR'S NEW BUSINESS:

The board investigated having a neighborhood dumpster event but there was no place to put the dumpster and Willowdale said it was against district policy to have it there. The city does have events at different locations.

The board also looked at a shredding event however it was expensive and requires a minimum guaranteed participation level. There would need to be more interest to go forward with this.

LANDSCAPE/MAINTENANCE:

Lawn care for Less is our landscape vendor and we have developed a strong relationship through the years. They consistently have great mulch prices and we have been very satisfied with their work.

We were able to cut down on the amount of mulch this year as it has gotten too deep along the pine trees on Q Street. It was going to be \$3000 to remove and remulch so the board elected to leave it and let it decompose to save that money.

There were 3 trees that were destroyed when a car accident occurred this spring sending the car up through our main entrance landscaping. The landscapers were able to clean up the area and make the gap not too noticeable. The board will contact the driver's insurance to file a claim for the damages.

There was a suggestion by a homeowner to change our landscaping to become self-sustainable. This would mean native plants and trees that require no watering, spraying, mowing, would look more wildflower like and would potentially cut costs. She mentioned grants that might be available through the NE state arboretum. The board indicated an openness to the homeowner's suggestions and would encourage a proposal to be drafted for ideas. Any new additions or changes will attempt to be low maintenance.

There are some aging trees at the 172nd and Q entrance which are not dead yet but may need to be removed in the next year or two. The cottonwood trees are also in poor shape and fall into fence lines along Q but those will not be replaced. The fence is the city's responsibility to fix but they are very slow.

The landscape irrigation is subcontracted by LC4L and we had a big water bill due to broken old pipes and a meter that wasn't read for quite some time for an accurate reading.

The lighting at the 168th entrance had gotten damaged and a new line had to be fished under the street to repair. This was a \$2300 expense but was offset by the savings in mulch.

A new review of vendors should be done for due diligence to get bids and reevaluate options but LC4L has been an excellent vendor.

COVENANTS:

The year was pretty uneventful. There were 2-3 letters sent throughout the year related to trailers/campers or boats parked in driveways for extended time periods.

COVENANTS/BYLAWS PROJECT:

Nate reviewed the project to change the bylaws and covenants. There are currently 130 yes votes of the 167 needed for approval of the new covenants and bylaws. There are 15 no or split votes. The goal of the covenant changes will be to promote an attractive, consistent look for our neighborhood, protect homeowners and maintain home values.

In the past we have done door to door campaigns, several mailings, an email campaign, signs at the entrances, leaving packets for homeowners, etc. Progress has been slow but the last mailing to non voters did get fairly good participation. The board plans another email campaign to nonvoters and possibly door to door efforts in the upcoming summer months.

A discussion ensued regarding some of the proposed changes including house color, fences, the expiration intentions of the original developer and the suggestion of breaking the changes into smaller sections. The majority of the votes and feedback from those who have voted has been overwhelmingly positive for the changes.

BUDGET:

Chad discussed the reasoning for transition to a fiscal year rather than calendar year. He presented the treasurer's report for actual spending in 2024 and the budget for 2025.

The 2024 budget was projecting a loss of \$953 and it actually ended with a gain of \$3,371. We will print a directory this year and project a slight increase in spending. The budget for 2026 projects a loss of \$336. We reviewed each category of the budget and expenses.

The online dues collection system with Cheddar Up has been very successful.

The target is to have approximately 12 months operating expenses in reserve (\$30,000). The money market is at \$34,083.68 and the checking is at \$7,937.43 as of the annual meeting date. We moved the money market funds into a high interest rate savings account to capitalize on the higher rates currently available.

ELECTION: There were only 31 ballots returned, not enough to have a quorum. The board will therefore appoint the 3 open seats on the board.

Meeting adjourned.