

Minutes from the Torrey Pines Home Owner's Association
09/24/03

Attended:

Annie Brewer
Joe Craig
Barry Pedersen
Renee' Osborn
Kelly Urban

The meeting came to order at 7:00 p.m. First order of business was to approve minutes from 08/18/03. No changes were made and the minutes were approved.

Length of service for all board members has been determined. Final breakout follows.

Renee' Osborn – 3 years.
Barry Pedersen – 3 years.
Annie Brewer – 2 years.
Joe Craig – 2 years.
Kelly Urban 1 year.

Financial Update and Homeowner's Dues

Barry distributed copies of the balance sheet. Approximately 85 of 125 homeowners have paid their annual dues. Not counting several outstanding dues checks, the current balance is \$1,586.47. Copies of the detail report are available upon request.

Renee' received at least one comment saying the wording in our last newsletter was too forceful.

Another homeowner mentioned that hand delivering the annual dues did not constitute a binding legal notice of a payment due. Future notices will all be mailed.

Barry volunteered to draft a letter to send to homeowners who have not paid their dues. Drafts will be sent out for review before final distribution.

Our next newsletter will make specific mention of sending the official payment due letters to remaining unpaid owners. We decided the newsletter following that will probably include the list of any outstanding names.

Covenants Follow Ups

All approvals for landscaping and external property changes must be submitted directly to the Bennington Company. Gene Graves of GDR is the representative for Bennington Company. Residents should contact Gene at 614-9100 for a fax number or mailing address with which to submit plans.

All existing covenant infractions will be handled one at a time as they come up. We learned that there are sometimes national rules that may override our covenants and should be kept in mind when deciding what to enforce.

Neighborhood Committees

A resident has graciously volunteered to put together a Torrey Pines welcome package for new homeowners. No specific procedure for telling her who those folks are has been developed. For now we decided to just keep our eyes open for new residents. No budget was set for each basket.

Renee' suggested we organize some miscellaneous committees. Block parties, Easter egg hunt, haunted house, garage sale, etc. We all agreed that was a good idea.

Misc. Outstanding Items

- All washout netting has been removed from the bike path.
- Renee' contacted Westin Hills (Bob Doyle, 334-0700) about removing steel poles and mowing procedures along the bike path. The mowing company is paid by Westin Hills (Torrey Pines pays ½ to Westin Hills) and any issues must be addressed by the Westin Hills SID. The Westin Hills board to meet on 09/25.
- Renee' has requested copies of the letters sent to Douglas County regarding speed limit signs, stop signs, and traffic surveys. As of this writing, Douglas County claims to not have received requests from Torrey Pines for any of them.
- Our SID has approved the purchase of Keep Kids Alive Drive 25 signs. We decided that one per street was not overkill. Joe, Kelly, and Barry will install the signs. A boy scout is still interested in assisting with the KKAD effort; perhaps obtaining/distributing KKAD stickers for garbage cans, etc.

New Items

- Kelly to write up the description of 154th Street as it enters Westin Hills. There appears to be a drainage issue where the subdivisions meet.
- The board decided that advertising in the newsletter would be a good source of additional revenue, but that we are not yet ready to handle the additional publishing requirements.
- There were no objections to the removal of additional shrubs on 153rd street.
- Renee's tenure on the SID board has ended. No news on the outcome of the recent election.
- The board decided that color copies are too expensive. A color version is available at <http://www.torreypinesomaha.com>.
- Next newsletter items
 - Keep kids out of construction sites.
 - Directions on how to file a complaint