

Meeting Minutes  
TPHA Board Meeting  
August 14, 2006

- **Meeting called to order @ 7:00pm**

Meeting was at Matt Pillard's house. All board members present.

- **Approval of June 2006 Meeting Minutes**

Minutes approved.

- **Dues Update**

Transition from Barry Completed (to Matt).

List of empty lots presented.

Still several 2005 dues unpaid.

2006 dues are beginning to come in.

- **Financial Update**

Reporting Period 6/20/2006 to 8/14/2006

Balance June 30: \$3,585.07

Balance July 31: \$3,706.30

Income (Deposits):

Period: \$122.96

YTD: \$389.24

Expenses

Period: \$863.81

YTD: \$863.81

Current Balance: \$2,844.22

- **Discussion of TPHA Covenant violation letters**

- How do we as an association see to it that all new residents of TP receive a copy of the TPHA Covenants? Via realtor, welcoming committee?

Discussion included the above options. We decided we'd monitor as an association. Also add to the newsletter a paragraph about the covenants.

James will send copies of letters sent to association board members so we can be prepared when asked by neighbors.

- **Covenants Violations** \*\*\*All weed violations with the exception of Hrdy have been notified by Douglas County Weed Control Office (Bob Ellis 402-669-7371) on July 31, 2006. Lot owners are given 10 business days by law to cut the weeds, if they do not comply, DC will cut the weeds and bill the owner.

DC is currently way behind due to summer help going back to school.

Other violations: Still monitoring boat and RV parking and sending letters as needed.

Waiting to get trailer moved on 154<sup>th</sup>.

- **Outstanding Issues / Upcoming Events**

- TPHA Picnic (went very well, larger attendance this year).
- Electric Repairs on TP entry way on 153<sup>rd</sup>.

Repairs and additions are underway and should be complete by mid-September.

- Single contractor for garbage pick up  
Elkhorn Sanitation (\$11.50 /mo add \$3 for recycling) All are adding gas surcharges now. Will check with Abes and Papillion.

- Billing dues with Taxes

Because the association is not legally allowed to tax homeowners, we are not allowed to collect via the tax bill. Issue Closed.

- Xmas Lights

Need 2 bids. Bright Ideas responded:

125 light set to cover all the trees and a couple longer shrubs.

Setup and takedown, with lights is around \$4200.

The second and third year would be \$3000 ish.

We can negotiate and also get creative on the payment structure. One housing area has them paying for lights for 3 years (1/3 each year).

We can also do a lot more (of course).

He said sometimes right up along the main entrance they put star bursts. He would not recommend anywhere else due to foot traffic and vandalism. He said virtually all the vandalism happens inside the housing area where people have multiple routes away from the site. Right on Maple Street could happen but would be rare.

Need second bid.

- Halloween Party

Approved.

- Misc:
- Second Trash pickup.

The May trash pickup is very successful. We will add a second one in October.

- **SID Issues**

- Discuss what we want the mowing contract to include (duties as assigned)
  - Islands and circle drive landscaping not being maintained.

Weeds on the islands.

Keep up on islands

Better flowers, etc.

- Speed tables and sidewalks.

SID has approved their budget and will pursue speed tables.

- Considerations for future: Water Park, tennis courts.

- **Open Discussion**

- Changing dues (need to justify)
- Newsletter will go out in October.

- **Next meeting:** November 27, 2006 location TBD.

- **Meeting adjourned**