

Torrey Pines Homeowners Association

Annual Meeting Minutes

May 8, 2012

I. Call to order

Barry Pedersen called to order the annual meeting of the Torrey Pines Homeowners at 7:00pm on May 8, 2012 at the St. Andrews Church.

II. Roll call

The following persons were present from the Torrey Pines Board:

Barry Pedersen ~President
Mike Classen ~ Vice President
Rhonda Zebolsky ~ Treasurer
Sarah Stevens ~ Secretary
Christy Kofoed ~ Web-Master/At-Large

We had a total of 12 Home Owners attend the meeting:

Pam Stockton
Jane Allen
Linda Drake
Jerry & Paulette Koloen
Keith Schmidt
Steve & Julie Schroer
Pat & Judy Lindsey
Matt Eibes
Laura Strubbe
Tom Mann
James Haywood
Joe Hrdy

III. Approval of minutes from last meeting

Sarah Stevens read the minutes from the last meeting which was held in May of 2011. The minutes were approved as read.

Rhonda Zebolsky read the financial reports from 2010 and 2011 and supplied a comparison of the income and expenses from 2010 to current date of 2012. We have 5 outstanding liens to date.

IV. Open issues

- a) Joe Hrdy brought forth a concern about the house with the black Chrysler on 154th Avenue, that they had a fence around their pool, and the fence has been removed. This is a safety concern and Barry will be looking into this and contacting the proper authorities.
- b) Just a reminder that our Torrey Pines Association tax return is filed on calendar year end, and we were previously reporting on a July 1st to June 30th year, we have since changed to reporting to a calendar year. We have not yet changed the date that the Home Owner Dues are on, which is still July 1. However, this date will be changing to January 1 to be able to get in line with our tax return and accounting practices being ran on a true calendar year. More notice will be given on this when we are ready to switch over.
- c) Covenant issues were discussed. A reminder about RV's, boats, leisure trailered items, grass clipping, garbage cans, etc.
- d) Speed Concerns on 154th Ave and 152nd were brought up. Barry will request some additional analysis to be done on these two streets. *Note-Barry also requested this for 154th, 152nd, and Taylor down the east to west hill.
- e) We have a new "Gentleman's Club" in the neighborhood along with a new banquet hall on 156th in bank building that we will need to keep an extra watch out for loud music, smokers, extra vehicles in the area. Please call the police directly with concerns on these businesses if you have issues.

V. New business

- a) Nominations for two board positions (Rhonda & Barry) for a new 3 year term. We had nominations for Barry by Keith Schmidt. As well has a nomination by Tom Mann for himself. Without any objections from the home owners in attendance, both Barry and Tom were accepted into the Board. Barry thanked Rhonda for her years of service to the board.
- b) Christy reviewed at a high level the results of the survey that was up on our website and only taken by a total of 24 home owners. We will post the results of the survey on the webpage so that all home owners can see the results. The Board will be addressing some of the items listed on the survey throughout the year during their regular scheduled meeting. Christy stressed the importance of having the most current email addresses and contact information for all home owners.
- c) We reviewed some of the important upcoming dates such as the Spring and Fall dumpsters, the Garage Sale {June 21-24}, and these are always posted on

the front page of our webpage. Barry recommend folks call the Omaha Hotline with concerns that they might have on the bike trail-he indicated that works generally about 50-60% of the time. He did note, that the bike trail was reseeded a few weeks ago and they removed a lot of dead trees, which hopefully will be replaced.

VI. Adjournment

Barry Pedersen adjourned the meeting at 8:34pm.

Minutes submitted by: Christy Kofoed

Minutes approved by: Torrey Pines Board