

Torrey Pines HOA – Annual Meeting Minutes

Date: May 12, 2025

Time: 7:03 PM

Location: St. Andrews Church

I. Call to Order

Meeting called to order by President Michael Classen at 7:03 PM.

Motion seconded by Jane Allen.

II. Roll Call

Board Members Present:

- Michael Classen – President
- Bryan Stavneak – Vice President
- John Gocken – Secretary
- Christy Kofoed – Treasurer
- Jen Johnson – Community Relations
- Joe (Sage HOA Services)

Homeowners Present:

- Ann & Tom Fryda
- Tom Peal
- Joe Lofshult
- Pam Miller
- Pat & Judy Lindsey
- JoDeen Mann
- Tara Wrighton
- Pam Stockton

- Andy & Jane Allen
- Paulette Koloen
- John & Betty Kubicek
- Skip Nilius
- Jason Nepper
- Chris & Mary Shipp
- Greta Schlabs
- Ryan Mayberry
- Rhonda Zebolsky

Proxy Votes:

- Darlene Johnson
- Rick Lamb
- Anita Wiechman
- Mark Omar
- James Haywood
- Norman Lund
- Becki Kerns
- Ric Miller
- Nicole McCarville
- 36 Homeowners present or Proxy

III. Approval of 2024 Minutes-John Gocken

Minutes from the 2024 meeting reviewed and approved.

IV. President's Report – Michael Classen

2024 Highlight: Tree trimming was the major concern addressed.

Planned for 2025:

- Spring cleanup focused on beautifying islands (mulch, rocks, etc.)

- Sprinkler system and back-flow valve replacement – Michael will handle replacement.
- Uriel from International Lawn and Landscaping will continue neighborhood maintenance.
- Bids being collected for mulch – wanting at least three.

V. Treasurer's Report – Christy Kofoed

Presented the current budget.

No specific events planned due to budget constraints.

VI. Community Relations - Jen Johnson

Limited budget presents challenges with planning events.

- Will explore 4th of July bike parade, in or to the park.
- Would like to do an Ice cream social, if budget allows.

Reminder that all Dogs must be kept on a leash while walking.

VII. Sage HOA Services Update – Joe Schmidt

Explained Sage's role and services in response to homeowner questions.

Fining standards:

- HOA board has authority to fine per bylaws. Sage performs random monthly inspections for any potential violations. Letters and fines may be sent out based on those inspections.
- 2-3 project approval requests handled monthly.
- Approvals are based on maintaining neighborhood aesthetic and meeting covenants expectations.

VII. Committee and Homeowner Discussion

Homeowner Concerns:

- Retaining wall on Taylor Street is deteriorating; may fall under city's responsibility due to sidewalk adjacency.
- Speed-bumps off 150th Street are causing drainage issues during rain.
- Report submitted to city for dangerous bolt at park; child injured.
- Old farmhouse at 150th & Maple – inquiries about future development.
- Five cars regularly parked on Sprague street in Westin Hills pose safety concerns.

- Trash cans left out – minimal complaints. Homeowners can request fencing enhancements, by submitting a project request to Sage for review.

VIII. Elections-Vice President

Vice President position was up for re-election.

No new nominations.

Bryan Stavneak re-elected unanimously.

IX. New Business

- Speed-bumps on 150th Street causing water pooling; will continue working with city.
- Vegetation overgrowth on islands off 150th Street; Uriel will handle cleanup.
- Taylor Street lot (owned by Bryce) remains undeveloped; waiting on city updates.
- City plans to remove trees from 150th islands and replace with concrete.
- Semi-truck issue on Taylor: relocated near apartments. More photos will be submitted to the city.
- Sprague Street parking issues during Husker games and other events.
- Request made to pursue no-parking signs on 154th and Taylor Street.

X. Adjournment

Motion to adjourn made by Michael Classen at 7:47 PM.

Seconded by Jane Allen.

Meeting adjourned.

Attachments/documents presented to attendees of the meeting.

- 2025 annual meeting slide deck including agenda, budget, board report, nomination.
- 2024 meeting notes, reviewed and approved.
- Torrey Pines Fining Standards