

Torrey Pines Homeowner's Association Meeting

Annual Meeting Minutes

Monday, May 8, 2023 7:00 p.m.

St. Andrew Methodist Church

I CALL TO ORDER

Mike Classen, President, called the meeting to order at 7:05 p.m.

II ROLL CALL

The following persons were present from the Torrey Pines Homeowner's Association Board:

President: Mike Classen

Vice-President: Bryan Stavneak

Treasurer/Web Master: Christy Kofoed

Secretary: Kiley Maddux-Weisbeck—excused absence

Public Relations: OPEN Position

PJ Morgan Partner: Cara Woosley

PJ Morgan Received 7 Proxies that gave the Board of Directors their voting rights:

1. Kathy Napora
2. Srikanth Madduri
3. Becki Kerns
4. Darlene Johnson
5. John Sweeney
6. James Haywood
7. Norm Lund

We had the 21 homeowners in the room and present in person:

1. Merle Puhrman
2. Pam & Rich Stockton
3. Paulette Koloen
4. Skip Nilus
5. John & Betty Kubicek
6. Jason & Michaela Nepper
7. Jean Stimson
8. Ted Thomsen
9. Mary Shipp
10. Thomas Fryda
11. Andy & Jane Allen
12. Shawn Knoll
13. Rhonda & Greg Zebolsky
14. Luke & Jen Johnson
15. Patty Bleich

16. Pam Miller
17. Joe Lofshult
18. Steve Kofoed
19. Jessica & Jeff Fitzgerald
20. John Gocken
21. Kyle Holmgren

With a grand total of 3 board members in attendance, 7 proxies, 21 in person homeowners the total count for the meeting was 31. Our Quorum of at least 1/10 was met. We have 157 separate properties in the HOA so a quorum would mean 16 homes must be represented.

III APPROVAL OF MINUTES FROM LAST MEETING

Our secretary, Kiley Maddux-Weisbeck had an excused absence from the meeting, so Christy Kofoed read last year's annual meeting that was held on May 9, 2022. The minutes were approved and they are also posted on our website.

IV REVIEW OF FINANCIAL INFORMATION

Christy Kofoed reviewed the 2022 Financial Statement, noting a carryover balance of \$6,461.75 into 2022. She reported 100% compliance in dues for the 2022 HOA collection. A huge thank you to everyone for prompt and on-time payments! The TPHOA account ended with \$3,684.92 for the year. For the beginning of 2023 we carried over the \$3,684.92. As of the 5/8/2023 meeting the current balance in the TPHOA account is \$11,695.86. We had 1 property that we had to place a lien against for the 2023 HOA dues. The lien was filed and late charges assessed. As of 5/16, this property has been taken care of and late fees paid, so the lien is being removed. The HOA now has all 157 properties paid in full. Total expenses recorded thus far for 2023 are \$3,714.98 with anticipated expenses to be similar to 2022, (\$14,571.58), our account is in jeopardy of running in the red. With that said, the Board is looking to eliminate any and all non-essential expenses to ensure we have enough to cover the essential expenses. The Board will be looking at increasing the dues in 2024 to help ensure our HOA has sufficient funds.

V ELECTION OF BOARD OF DIRECTORS

Voting was needed as the 3 year-term expires for Christy Kofoed, Treasurer at the end of 2023. We did not receive any interest from anyone in the room to volunteer to run for Treasure. Christy received unanimous votes as Treasurer. Motion to confirm Christy Kofoed for re-election was approved and her new term will run until the end of 2026. We had Community Relations as an open position and we had one volunteer interested in running for this position, Jennifer Johnson. She was unanimously voted in as our new

Community Relations Board member. Motion to confirm Jennifer was approved and her term will run to the end of 2026.

VI COMMUNITY RELATIONS

Our former Community Relations team member, Jenna Gunyan put her resignation in which caused us to have the open position on the Board. This is now filled with Jennifer Johnson and we will look forward to her joining the Board and helping come up with fun and exciting way to bring our neighborhood together. At this time, all Community events; Holiday Lights Contest, National Night Out, Welcome Package Gifts and Yard of the Month Contests, have been on hold due to lack of volunteers. We will work on reviewing this and the budget to try and find fun and cost effective ways to encourage neighborhood participation and fun activities, watch our social media pages for more to come!

VII VICE PRESIDENT UPDATE

Bryan, our Vice President, gave an update on Speed Bumps, the application for this was denied by the city due to the traffic study and lack of not having more than 1000 cars during the City Traffic study. Neighbors are encouraged to call the Mayors Hotline and submit requests to the City for things that the City should be taking care of in our neighborhood. Such as requesting a stop sign on the corner of Ruggles, or calling the non-emergency phone number for speeding cars, and park issues. Christy will send out resource information to the HOA to help provide the contact information.

VIII PRESIDENT UPDATE

Mike reminded folks about making sure project requests are submitted online to PJ Morgan for review, the turnaround times are usually within 48-96 hours depending on the requests. It is really important to get these submitted for any and all improvements you want to make to the exterior of your homes.

Mike let everyone know about our previous vendor relationship with Sevenings for our Holiday Lights on the Islands. The contractor has not been getting the lights up when promised and we received and reviewed several bids for a new partnership. We have hired G&M Lawns to handle our Holiday Lights going forward. Last Christmas, Mike and some of his friends were good enough to hang the lights on the islands the best that they could—thanks Mike!

Mike shared with the HOA that the updating of Bylaws to draft a fine schedule, after reviewing with our Legal partners at PJ Morgan and determining the amount of work that would need to be done to capture 51% of the HOA, we are pausing this effort at this time. For the most part we have only 0-1% of the HOA that are violating covenants that would qualify for a fine, and with the expense of hiring a lawyer to draft this it is not cost effective to do this. The Board is working with PJ Morgan to come up with some

alternative ideas on coming up with regards to Garbage Cans and will be sharing more with the HOA in the coming months.

The Arbor Oaks HOA has been dissolved and neighbors are encouraged to call or submit requests to the City to handle the Arbor Oaks islands that are at the entrance of 150th and Maple. Those islands (which formerly had rocks on them) and now being managed by the City.

Mike asked if there were any questions for our PJ Morgan partner, and there were none. Cara has taken over for Kathy Kavan, who recently left PJ Morgan.

IX. NEW BUSINESS

Mike requested that the Board send out resources on how the neighborhood can help by calling or submitting requests to the City to help with things that need to be handled by the City.

This includes calling 911 when vandalism is occurring or you have noticed anything to your house or the park.

There were questions on the placement of mailboxes and mailbox clusters, which is completely managed by the US Post Office, contact our Boystown Location, and Christy will send out information and additional resources on this. Once you have a new request for these, please don't forget to submit a project request.

Ted Thomsen mentioned that he met a young man from Lincoln in regard to the land across from the daycare that has been rezoned for commercial and set to be potentially used for Townhomes. TPHA has not been officially notified about any of this as of yet.

We had questions regarding the signage of the Torrey Pines sign on our main entrance. We are very much in need of doing this, but with funds being limited at this point, we will be gathering ideas and suggestions for this and hopefully be able to do something like this soon.

Tom Fryda mentioned that he painted the pavilion with supplies he received from the City—a HUGE thank you to him for caring enough about the park and our neighborhood to just make that happen! He also mentioned that he has requested mulch from the City as well, which the City will provide this and neighbors can volunteer and wheelbarrow it to places in the park. We greatly appreciate Tom and him doing this, we encourage anyone that does things like this to please post it on our Facebook or Nextdoor, so we can get other neighbors involved to assist! You can also reach out to the Board and we will post these things for you on your social media as well!

X. ADJOURNMENT

The meeting was a very active participation of the neighbor—thank you for everyone that came and participated in the conversations!!! The meeting was adjourned at 8:14 pm.