

Torrey Pines Homeowner's Association Meeting
Annual Meeting Minutes
Monday, November 9, 2020
7:00pm
St. Andrew Methodist Church

I CALL TO ORDER

Mike Classen, President, called the meeting to order at 7:05 p.m. We did have introductions of all members present in the room and on the zoom call.

II INTRODUCTIONS OF BOARD MEMBERS

The following members were present from the TPHOA Board:

President: Mike Classen

Vice-President: Bryan Stavneak

Treasurer/Web Master: Christy Kofoed

Secretary: Ted Thomsen

Public Relations: Jen Murdoch

ROLL CALL OF ATTENDANCE:

A total of 9 homes were represented at our meeting in person, in addition to our above-Board members who were attending in person. Out of a possible 157 properties:

1. Andy & Jane Allan
2. Steve Kofoed
3. John & Betty Kubicek
4. Kathy Napora
5. Cindy Nilius
6. Merle Puhram
7. Michele Schreck
8. Rich & Pam Stockton
9. Rhonda Zebolsky

A total of 7 homes were represented at our meeting via Zoom:

1. Anne & Tom Fryda
2. Paul Kazakevicius
3. Diane Lamb
4. Ric & Pam Miller
5. Liz Stavneak
6. Patrick Stephenson
7. Jason & Christie Young

A total of 20 people turned in their proxies to PJ Morgan:

1. Doug & Susan Barrett
2. David & Debra Brandon
3. Joe Caron
4. Joe & Rita Craig
5. Tim & Jacqueline Drey
6. Paul & Norma Ford
7. Scott & Mary Geske

8. James & Dorothy Haywood
9. Monty & Darlene Johnson
10. Larry & Debra Lee
11. Norm Lund & Connie Kosmicki
12. Srikanth & Lepakshe Madduri
13. Gary & Renee Osborn
14. Travis Rohwer & Mandy Pickering
15. Jim & Nancy Rouse
16. Steve & Julie Schroer
17. Scott & Sheri Sorenson
18. Jean Stimson
19. Chad Sukup
20. John & Diane Taylor

III APPROVAL OF MINUTES FROM LAST MEETING

Jean Stimson retired from the Board before her term of 2023. Ted Thomsen was stepped in to fill the Secretary Position. Welcome and thank you Ted! Ted read last year's annual meeting that was held on May 13, 2019. The minutes were approved by members present. These meeting minutes can be found on our website.

IV REVIEW OF FINANCIAL INFORMATION

Christy Kofoed reviewed the 2019 Financial Statement, noting a carryover balance of \$6,660.53 into 2020. She reported 156 properties of our 157 properties have paid their dues for 2020. One property has a lien placed against the property for non-payment. The financial records are kept on our webpage as well. Please note the Grant deposit for the City Park Beautification grant income of \$5,000, this will be used to pay for the fence that was installed at the park. All \$5K will be used towards the payment of that and any remaining dollars will be used to purchase trees for the park. No TPHOA funds will be used to supplement this.

V **ELECTION OF BOARD MEMBERS**

Voting on the re-election of the Treasurer position, a 3-year term expiring at the end of 2020 for Christy Kofoed. Pam Allan nominated Christy as Treasurer. Christie Young indicated via Zoom that she would like to volunteer, she thought she would be a great fit since she does finances with HOAs all over Omaha. The voting of the position ended up as follows:

- The Board members (except for Christy Kofoed) voted to re-elect her along with the 9 homes represented in the room for a total of 13, there was also one vote (Ric and Pam Miller on Zoom). The Proxies received from PJ Morgan accounted for the additional 20 votes as proxy to Board.
- The Votes for Christie Young received on Zoom, were at total of 3 votes: The Youngs, Paul Kazakevicus and Patrick Stephenson
- The motion to confirm Christy Kofoed for re-election was approved and noted as such with the members of the meeting. This term will run until 2023.

VI **COMMUNITY RELATIONS: Jen Murdoch**

1. Little Free Library is up and officially ready to be enjoyed by all. As you may remember this was a free gift grant from Pacific Heights last year and is finally installed and filled with books to be taken to enjoy! The library is located up near the park and the basketball court. Feel free to leave books in there and/or borrow a book from there to enjoy! These books should be for all to enjoy and if you have any questions on this please contact Jen!
2. Yard of the Month we had 4 new winners this year: Nilius (June), Precucil Jr (July, Wood (Aug), and Mayberry (Sept). The winners each received a \$25 gift card.
3. National Night Out-was postponed Nationwide due to Covid. Watch our Webpage and Social Media in 2021 for news on if this will happen in 2021.
4. Holiday Light Contest-Jen has some exciting news to share with the board and how we may run a different twist to this contest. Watch our social media and your email for details to come.
5. Movie in the Park and Friday Food Truck-we would like to organize this for 2021! Please watch our webpage and social media sites for more information to come!
6. Neighborhood Watch: Some neighbors have had break-ins, vandalism. Reminder to keep outside lights & garage doors closed. We know that we have had some turn-over in the neighborhood and will be reaching out to Street Captains to try and get the necessary participation needed to get this established. More to come, please watch our webpage, social media sites and direct email regarding this!

VII **CURRENT BUSINESS: Mike Classen**

1. Update on Apartment Developments (LIV 156 & Torrey Square) Mike let us know that the LIV 156 West of Ruggles and Taylor that the North side of their building already has new residents moving in now, the South side of their building will be having residents moving in by the end of the month! The developer has let Mike know they are planning a Welcome to the Neighborhood get together with food trucks in the future to showcase their new property. Watch our social media and website for more information.
Torrey Square Apartments, on Spaulding and 153rd Streets, are dealing with some red tape with permits and have not broken ground yet, however they do think this

will be happening before the end of the year. They will be 3 stories with 9 apartments per story, so approximately 27 apartments.

2. Update on Buchanan Energy (Bucky's)- they small reserve lot on 156th & Taylor has informed us they do not plan to move forward on building a Bucky's in the future on that property. The Casey's company has purchased all the Buchannan Energy, so with other Casey's in close proximity, this location is no longer attractive for development. Although we are happy this project will not be moving forward, the City is letting bids come in for properties all over the City, so it may be developed at any time in the future.
3. City Grant and Fencing Update- Again, a huge thank you to Jean Stimson and her focus group that made this Grant possible and gave our neighborhood along with surrounding neighborhoods a safe place for their families to play basketball and hopefully the fence will prevent any traffic accidents! The grant of \$5K will be used in full and no HOA money will be used for this. The fence bill has not yet come in; however, we do believe it will come in under the \$5K and any remaining dollars will be spent on park beautification such as a tree or plants. The Board dedicated a small plaque in memory to Carlos Stimson who recently passed away and meant a great deal to the Board and this neighborhood, we also recognized Jean for her tireless efforts on getting this Grant from the City! This was done with the Boards personal funds, not HOA funds.
4. Outlets on Islands-we recently updated all the lighting on the islands a few years ago to update them all to LED. The 13 outlets we have on our islands our original and over 20+ years old and are cracked and in poor working condition. Our bylaws stipulate that the Islands are considered our "Common Facilities" are our responsibility to manage and provide maintenance. These outlets are used for our lawn maintenance to ensure our properties entrances are well maintained in addition to our holiday lighting. We will be accepting and review bids for this work. We do not believe this will take place due to the weather this year but looking to finalize this in early Spring.
5. Discussion about Property Management-As you all might should have received a Welcome Packet in the postal mail, we have partnered with PJ Morgan to help ensure our Board is meeting Bylaws and Covenants expectations but also ensure we are protected and we have not only our two new partners, Cara Woosley and Elizabeth Krolkowski we have full access to their Legal Team to protect our Board and HOA. Cara and Beth introduced themselves to everyone and both bring over 10 years' experience in property management each! We interviewed and reviewed several Management Companies and felt PJ Morgan had the best reputation in Omaha and was extremely reasonable expense for their services. They will be doing drive by covenant reviews a couple times each month and will be working with us to bring our Bylaws and Covenants up to date since the majority of the verbiage in those is from the 70's and does not address being "Green" paperless, email, zoom or other modern-day changes. We are extremely excited about our partnership with them as a Board and HOA.

VIII NEW BUSINESS/QUESTIONS: Mike and Board

1. New business was opened for in person and zoom members to ask any questions and those are all captured in the Questions section.

IX QUESTIONS:

Q. Question on the financials for this year, seeing that landscaping is our largest expense, is that abnormal or average?

A. This is about average, maybe a little low. This amount represents mowing, maintenance, picking up trash, branches, etc. It also includes mulch and replacement of any dying plants, etc. We get yearly bids on landscaping and each year our vendor, International Landscaping, Inc. consistently comes in significantly lower than other vendors we receive bids on. They have been our vendor for over 5 years now, and still come in \$2-3K lower each year on estimates. They did just recently do a fall clean-up that we have not yet been billed for, this would be around \$400-550,

Q. How close to the \$5K grant did the fence come in at?

A. The fence even though was originally planned by the City to be 6 foot, it was determined to be the safest option for our park to be 8 foot. Mike was able to negotiate with the fence company to get an 8-foot fence even under budget of the \$5K, we have not yet received the bill, but it is expected to be \$4,781. Any amount left over from the \$5K will be used toward a tree or plants. No funds from the HOA will be used, the Grant is strictly used and all \$5K must be used. The HOA will not and does not plan to use any HOA monies for this.

Q. Could we partner with the Police to get the Neighborhood Watch Kicked off again?

A. We will be reaching out to our Street Captains to restart this process as this was started last year and was placed on hold when COVID struck us. We had a lot of interest in the room and on zoom to get this back up and try to get the 60% participation that would be needed to move forward with this!

Q. Could we get a list of any homes that have cameras located on their property to help share with the neighborhood and with street captains?

A. Yes, we can put something out on social media to see if members would be willingly to share this information to help with safety issues!

Q. Could we ask business and Torrey Pines Apartments to help with island expenses such as the maintenance and outlets repair?

A. Those businesses do not have access to our outlets, and it is our TPHOA responsibility to ensure our islands are up to code and stay attractive to ensure our properties stay of high values for prospective new home buyers.

Q. Could we just remove the island outlets?

A. These are used by our Lawn maintenance team as well as used for our Holiday Lighting on the islands.

Q. Homeowner would like to have our landscaping expenses lower.

A. We as a Board always take into consideration bids and estimates to ensure that we are making the best decision based on quality and expense when hiring vendors for our HOA.

Q. Homeowner acknowledges that the Board does a great job with not only finding very reasonable vendors but also reducing expenses by volunteering we can do the work and asking for additional homeowners to volunteer. She called out the great volunteer effort that happened a couple years ago with the replanting of the islands and how beautiful everything was!

A. The Board does try to incorporate the use of volunteers wherever we can and whenever we can. But we need people to volunteer and sometimes, the job that needs to be done has to be done by a professional (i.e. Electrician). We were so thrilled with the enormous response from our neighbors on the updates to the islands and circle islands, if this would not have been done, the expenses would have been \$12-15K vs the \$3K that it ended up being!

Q. Could we look at the overgrown trees on 153rd and Ruggles Island that may be causing it hard to see and causing traffic issues.

A. Noted and we will investigate resolving this issue. Thank you!

Q. How often will PJ Morgan be patrolling the neighborhood?

A. Every 2-3 weeks

Q. What will they be looking for when driving through the neighborhood?

A. Trash cans, unnecessary storage items in driveway over period of time, dumpsters, unkept landscaping, dead trees, major peeling of paint or siding damage on a home, homes not being kept up, vehicles being stored, holiday décor after mid-January, and signs. Notices will then be sent out to the homeowner to make the necessary adjustments. If you have any questions about this, please contact the Board and/or PJ Morgan.

Q. I do not see PJ Morgan expense on Financial Sheet, what are we paying them?

A. You do not see an expense on the Financial Sheet because we just got a bill on 11/9 from them and the Financial Sheet is effective as of closing date 10/30/2020. We have a year contract with them, where we will be paying them \$125 a month.

Q. Will the covenants and bylaws be changing?

A. We will be looking to bring them up to date since they were written in the 70's and do not accommodate for things like email, paperless, and Zoom, just to name a few. There would be minor word clarifications. These would be worked on with PJ Morgan and our Legal team and then presented to our HOA for approval and voting on.

Q. Any chance on getting speedbumps installed?

A. This is something we can help reach out to the City on and give them specific addresses and request. Please send your requests and details to torreypinesomahane@gmail.com so we can help! We had a lot of talk on speedbumps and traffic calming devices and speed monitoring as well. Please reach out to our email to give us your specific concerns and street locations so we can work with the City on these requests!

Q. Had a neighbor that wanted to compliment the Park Clean up Team—the park looks amazing!

A. This was part of Anne and Tom Fryda and their efforts and they are always looking for volunteers so please watch our social media for how you can help!

Q. When do we think the dues will increase and to what?

A. We do not have plans to increase any dues for the coming year or in the near future. We feel that even with the new expense of our PJ Morgan partnership, we are still able to keep our dues at the \$75 per year rate at this time. Providing no unforeseen outliers would happen or be brought to the HOA.

X ADJOURNMENT

Meeting was adjourned at 8:18pm by Mike Classen

Respectively submitted by:
Ted Thomsen, Secretary
TPHOA November 22, 2020