

## **Torrey Pines Homeowner's Association Meeting**

Annual Meeting Minutes

Monday, May 10, 2021 7:00 p.m.

St. Andrew Methodist Church

### **I CALL TO ORDER**

Mike Classen, President, called the meeting to order at 7:04 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: Ted Thomsen

Public Relations: Jen Murdoch (excused absence)

PJ Morgan Received 8 Proxies that gave the Board of Directors their voting rights:

1. Sheri Sorenson
2. Darlene Johnson
3. Cynthia Nilius
4. Kathy Napora
5. Srikanth Madduri
- 6 John & Betty Kubicek
7. James Haywood
8. Jennifer Murdoch

We had the 15 homeowners in the room and present in person:

1. Andy and Jane Allen
2. David Brandon
3. Paulette Koloen
4. Johnny and Betty Kubicek
5. Timothy Kutsch & Barbara
6. Joseph Lofshult
7. Darla Martin
8. Lincoln Murdoch (not counted as proxy already received)
9. Jason Nepper
10. Mark Omar
11. Michele Schreck
12. Chris and Mary Shipp
13. Pam and Rich Stockton
14. Jared and Gabby Wilson
15. Patti Ybarra
16. Rhonda Zebolsky

We had 4 homeowners on the Zoom call-attending virtually:

1. Anita Wiechman
2. Jason Young
3. Rita Urban
4. Julie Harris
5. Elizabeth Stavneak (not counted as Bryan counted for Board)

With a grand total of 4 board members in attendance, 8 proxies, 15 in person homeowners and 4 zoom 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

Ted Thomsen read last year's annual meeting that was held on November 9, 2020. The [minutes](#) were approved and they are also posted on our website.

### IV REVIEW OF FINANCIAL INFORMATION

Christy Kofoed reviewed the 2020 Financial Statement, noting a carryover balance of \$7,692.47 into 2021. She reported 100% compliance in dues for the 2021 HOA collection. A huge thank you to everyone for prompt and on-time payments! The TPHOA account has \$16,302.97 as of 5/10/21. There was a question about why we have MUD and OPPD listed within the expenses. These are for the islands which we receive a monthly bill from both MUD and OPPD for the water and electricity on the main islands. The [treasures report](#) was approved and they are also posted on our website.

### V ELECTION OF BOARD OF DIRECTORS

Voting was needed as the 3 year-term expires for Mike Classen, President at the end of 2021. We did not receive any interest from anyone in the room or on zoom to volunteer to run for President. Mike received all 8 proxy votes, all 4 Board members votes, 15 in person homeowners' votes, and on zoom received 2 voting YES and 1 voting NO. Motion to confirm Michael for re-election was approved and his new term will run until the end of 2024.

### VI COMMUNITY RELATIONS: Jen Murdoch was excused from the meeting and she provided updates which Christy Kofoed communicated to the group:

**Little Free Library:** Is up and officially running and being enjoyed by a lot of people! We did have some vandalism to the plexiglass and that was fixed by Mike Classen. Please keep an eye on this when you are driving by it or visiting the park. We do have homeowners that have security cameras near this, so we are hoping this doesn't happen again. It has been a great success and was totally donated to us!

**Spring Clean-up** occurred May 1<sup>st</sup> @ Standing Bear Elementary in collaboration with Walnut Ridge. We did have Tm Kutsch volunteer along with the Walnut Ridge HOA. Going forward due to the lack of volunteers we may not be able to participate in the future. The Omaha City Council requires that at least 1 volunteer is present the entire time to help ensure the clean up runs smoothly and people know where to place their trash. If you are passionate about being involved in this for 2022, please let us know!

**Yard of the Month:** The Board will identify best yard for May-September. The Board looks for the yard that exhibits beauty and having a lawn well cared for. The yard does not need to be flashy. Just mowed, trimmed, edged and all the things that make a lawn beautiful. The winner each month receives a \$25 gift card and the YOM (yard of the month) sign or bragging rights that month. May's winner was 3905 N 152 Avenue owned by Mike and Katie Rieschl. Watch our social media sites for updates on the winners each month! Good Luck everyone!!

**Movie in the Park:** Jen would like to see if we n have one of these events this year, possibly even in combination with Food Truck Friday! With the CDC no longer requiring mask outdoors if you are fully vaccinated, she thinks with social distancing we could make it a fun family evening. Please reach out to Jen if you are interested in working together on making this happen!

**National Night Out:** This was cancelled last year due to COVID. We are hoping it will go on this year on Tuesday, August 3<sup>rd</sup> at the Torrey Pines Park. This is an annual community building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. We will have more information later as we draw closer to this event. If you have ideas or would like to be involved in this, please reach out to us!

**Neighborhood Watch:** Some neighbors have had break-ins, and vandalism. Reminder to keep outside lights & garage doors closed. Police Department needs 60% participation to designate it a Watch area. Unfortunately, when we were planning on getting this started, COIVD hit, and we were not able to get Street Captains to get enough participation enrolled. We still encourage you to be a good neighbor and if you see something that does not look right –please call 911! Thank you!!

**Holiday Lights Contest:** In 2020 we added a new category of “Grand Champion” along with the 1-3<sup>rd</sup> place winners. This is voluntary and homes that are interested register to take part and then the entire HOA votes on their favorite decorated home. Watch our social media sites for more information to come closer to November. Also check out our social sites for previous winners!! We have some INCREDIBLY talented homeowners' decorations!

**Street Captain:** We have twelve major streets in our area; Boyd, 150<sup>th</sup> Ave/Street, 152 Avenue, 152 Circle, 152 Street, 153 Street, 154 Avenue, 154 Circle, 154 Street, Shaler,

Sprague and Taylor. For our big street 153 Street with 25 homes, we have two Captains Jim Rouse and Patti Ybarra. For our big Taylor Street with 26 homes with have Kathy Napora and Julie Harris as captains. We have 152 Street with 7 homes that we are in need of a Captain—please contact the Board if you would like to help! Our street Captains are just an extension and partner of the Board that help with sharing news, gathering information, and representing their street of homes. There is very minimal effort involved! Please get involved in your neighborhood!! A big thank you to our new neighbor Tim Kutsch who moved onto Sprague Street and volunteered to be their Street Captain! Also, a big thank you to Joe Lofshult who will take over for Cindy Nilius for the 154 Avenue as Street Captain!

**VII CURRENT BUSINESS:** Mike Classen

Mike gave an update on Apartment Developments (LIV 156) is still landscaping and trees to be planted as it was in their original plan is being worked on. Torrey Square (Spaulding & 153 Street) are dealing with some issues and not sure where they are at with their planned construction.

The land on NE corner of 157 and Taylor was abandoned by Bucky's and is now back up for sale again.

On the main islands the outlets, we have 13 of them and they are all the original outlets and are in dire need of being replaced. We reviewed 3 separate bids from Electricians on these replacements and work is being started next week.

Bryan, our Vice President, gave an update on Speed Bumps. These are now being called Speed "humps". There are 3 areas we are looking at 150-152<sup>nd</sup> on Taylor and 154 Avenue to the daycare on Taylor and 153<sup>rd</sup> and Ruggles. The City representative will come out and meet with Bryan on the exact locations we would want them if they were approved. We will need 66% of those homes on those streets to agree to the hump. After that the City will do a traffic study to which there has to be 1000 cars per day to drive on the street, this could mean a stumbling block for us to get the City to approve. More to come on this, please watch our social media sites for additional information.

**VIII NEW BUSINESS:** Mike and the Board

New business and questions were opened up to those in the room and on zoom.

**QUESTIONS:**

What is the park being rented out for? Everyone will receive an email on this notification, we just posted on our social media sites. One of our homeowners, rented the park out for a graduation party. This is something anyone can do, and this homeowner shared with us the steps you can take to do this. Please see our social media sites for information around this. Please be respectful to the announcement and notification and make sure to avoid the park on Sunday, May 16 from 1-7pm. Thank you everyone.

Are Covenants being looked at and how/when? Yes, the Board in partnership with PJ Morgan will be looking at these because they are vague and outdated. If anyone has a suggestion or comment on these, please submit that information in writing via email to [torreypinesomahane@gmail.com](mailto:torreypinesomahane@gmail.com) or you can also mail your suggestions to our PO Box address. These suggestions and comments will then be reviewed and then brought forward once we have a listing of them for consideration of the HOA. Our covenant's and bylaws are very similar to the generic template used by a lot of the established neighborhoods, our were written back in the 70's and were previously governed by Bennington Company were was dissolved on 6/4/2018, at that time the Board of Directors were assigned as the [new declarants](#).

We are hoping to utilize our Street Captains to work along side the Board and our PJ Morgan partner, Beth, to gather suggestions and comments on revising our covenants and bylaws to bring them up to the current day language. Please keep in mind, we will need 75% of the HOA to sign off for approval on these changes before bringing to our lawyers to invoke the changes. More to come on this throughout the year.

Any Questions for Beth, our PJ Morgan partner? Beth is doing monthly drive through inspection review of our neighborhood to review homes for any possible covenant violations. This is being done because of the HOA expressing that the Board was not enforcing covenants on a regular basis. This is one of the main reasons we partnered with PJ Morgan to help the Board with covenant adherence and oversight. Some of the top violations noticed in the last 5 months:

- Trash Cans Visible
- Boat in Driveway/Street
- RV in Driveway/Street
- Political Signs
- Dead Grass/unkept curb appearance

We have shared with Beth the trash days that our HOA is under, however if you do receive a letter from PJ Morgan, please reach out to Beth to discuss or further resolve the issue.

A reminder about making sure any home improvement project that you are doing needs to be submitted to PJ Morgan and the Board before the improvement project begins. This includes a details project plan with plans and pictures. For more information about this covenant requirement please click [here](#).

## **X. ADJOURNMENT**

The meeting was closed and adjourned at 7:56pm by Mike Classen.