

Torrey Pines Homeowner's Association Meeting  
Annual Meeting Minutes  
Monday, May 14, 2018 7:00 PM  
St. Andrew Methodist Church

I. CALL TO ORDER

Bryan Stavneak, Vice-President called the meeting to order at 7:00 PM.

II. ROLL CALL

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

President: Mike Classen (excused- work related)

Vice-President: Bryan Stavneak

Treasurer/Web Master: Christy Kofoed

Secretary: Jean Stimson

At Large/Security: Open

We had a total of 16 homes represented at our meeting, out of a possible 157 properties. (11%)

1. Andy & Jane Allen
2. Pam Stockton
3. Roger and Monica Nieman
4. Jason Young
5. Michele Schreck
6. Thomas Fryda
7. Greg and Rhonda Zebolsky
8. John & Better Kubicek
9. Ted Thomsen
10. Ray and Michelle Struck
11. Kyle and Stephanie Holmgren
12. Pattie Ybarra
13. Tom Peal
14. Jean and Carlos Stimson
15. Bryan Stavneak
16. Christy Kofoed

III. APPROVAL OF MINUTES FROM LAST MEETING

Jean Stimson read the minutes from the last annual meeting which was held May 8, 2017. The meeting minutes were approved.

IV. REVIEW OF FINANCIAL INFORMATION

Christy Kofoed read the financial reports from 2017, as well as the most current YTD totals for 2018. The financial report was approved as read.  
100% of dues collects- no liens were issued.

V. NEW BUSINESS

- a. Update on Islands and Updated Entrance Signs
  - i. Entrance sign on 150<sup>th</sup> would be considered a monument and would need to get City of Omaha approval. We most likely can't achieve that
  - ii. Main sign is the original and needs refacing/updating
  - iii. 153<sup>rd</sup> Island- Cherry tree needs to be cut down, many dead branches need to be trimmed out. *(TBD, may trim and see)*
- b. Sidewalk on Taylor, south side, west of 152<sup>nd</sup> - City work order has been placed, waiting for installation from the City
- c. Taylor Street, south side-retaining wall, west of 152<sup>nd</sup>. Wall is tipping, the TPHOA contacted the city, but can't intervene until it falls down. The safety hazard is acknowledged and the wall was built without approved from the board and previous to current board. Reviewing options to hire attorney. Much discussion surrounded this issue and neighbors very upset that the wall was built without permission and that we are limited in what we can do to remove it.
- d. Neighborhood Get Together  
Mike Classen is going to schedule a neighborhood gathering sometime in the last Summer. Past attempts have been made with low turnout. TPHOA is going to try to stimulate interest in the event. Watch for posting via email / social media.
- e. Declarant: Christy reported that Bennington Co has dissolved and did not inform TPHOA. She contacted the lawyer and has received documentation that the declarant has been passed to TPHOA Board of Directors. The document will be made available on the website.
- f. Open position for At-Large board members. Announced that the position is open if anyone is interested. Received interest from Jennifer Murdock. Keith Harris had expressed interest at one point, but now has not responded to the email.

VI. QUESTIONS

- a. Michelle Struck inquired about updating the covenants to include storage sheds. Various other homeowner expressed their opinion about the sheds. Michelle and other felt the covenants were outdated and needed revision. Other homeowners want different types of fencing included too. Christy explained that to change the covenants, the process that must take place is that a written request must be submitted to the Board with very detailed information on what it is that is being requested to change, the Board would review this and determine if enough information is detailed out to warrant the next step in which the requester would need to obtain at least 75% of the homeowners approval (118 signatures), and a special assessment would need to be charged in relation to this for us to be able to hire a lawyer to make these changes—which an special assessment may be up to an additional \$200 per lot. Concerns were that legal fees would surpass our budget. Stephanie Holmgren may be able to enlist a lawyer for Pro Bono.

- b. Safety concerns were expressed by Julie Harris who observes cars going through the 4 way stop at 152<sup>nd</sup> and Taylor. Violators are persons who live in our neighborhood and/or the adjoining neighborhood. Jason Young and Christy reported that homeowners voted down speed bumps on Taylor Street in the past. The City had been contacted regarding a traffic circle or a calming device. Jean pointed out the City of Omaha has Mayor Grants that can be used for safety, landscaping or park improvement. Application is available on the Mayors' web page. Julie will be working with the Board on developing something to submit for 2019.
- c. Other neighbors expressed concern about safety and home intrusions. Jason Young stated that everyone should get to know their neighbors and be watchful of suspicious people or vehicles. Report to police. List of Torrey Pines homeowners are on the webpage. Christy will send out an email with the link and the passwords needed to obtain access to the phone directory on [www.torreypinesomaha.com](http://www.torreypinesomaha.com). Please contact Christy with updates to this directory or if you prefer to not be included in the listing.
- d. John Kubicek asked questions regarding replacing his fence and provide a spillway for water drainage. Christy explained the process and have him submit his proposal to the board. TPHA will respond within 48 hours. \*Christy checked the covenants and according to the Article I, section 11, unless other materials are specifically approved in writing fences shall only be composed of wood or wrought iron. John is interested in Vinyl, so this would be taken under consideration of the Board once he has submitted his plans. Although understanding that the border fence of our HOA is comprised of Vinyl, and this material is widely used in comparable HOA's. So Vinyl is a possibility for John to submit immediately.
- e. Others responded about covenant violations that occurred prior to the formation of the current Board. Christy explained we need the covenants for a guide to homeowners but enforcing the covenants after construction is costly. If we don't have covenants, then there is no legal recourse. Neighbors are very good about notifying the Board with their requests, and it is important that every home owner has access to these and is familiar with what is allowed and what is prohibited. If you are in doubt, it is always best to ASK [torreypinesomaha@cox.net](mailto:torreypinesomaha@cox.net) prior to any home improvement project.

## VII. MOTIONS MADE

- a. Jason Young made a motion to form a committee to revise the covenants
  - i. Seconded and approved by majority (16 yes, 0 Nay)
  - ii. Jason Young, Stephanie Holmgren, Michelle Struck and Bryan Stavneak will form the committee. If you would like to take part in this committee

please contact Jason Young or Bryan Stavneak or you can contact the Board and we will put you in touch with this committee.

- b. Motion was made to have a biannual meeting by Stephanie Holmgren
  - i. Seconded and approved by majority (16 yes, 0 Nay)
  - ii. We will have an additional meeting in October, what our Social Media pages for additional information as that date approaches
- c. Motion was made to increase the dues as allowed by our Covenants by 125% on Jan 2019 by Tom Peal to begin to help the budget to be able to have funds to keep in line with our mission statement of providing a safe and desirable place in which to live and enjoy the benefits of family, friends and our community.
  - i. Seconded and approved by majority (15 yes, 1 Nay)
  - ii. The 2019 dues will be increased to be \$75 instead of \$60
  - iii. This will be posted, email and mailed out to all home owners to alert them of this change

VIII. ADJOURNMENT

Meeting was adjourned at 8:20 pm by Bryan Stavneak

Respectively submitted by:  
Jean Stimson, Secretary TPHOA  
May 15, 2018