

Falcon Ridge HOA Annual Meeting 10.14.24

Kelly welcomed everyone for coming and opened the meeting at 7:05 pm at Refs.

Attendance: Kelly Ostronic, Barb Meier, Dave Dickenson, Matt Riedlinger, Ken & Rhonda Stevens, AJ & Heather Buschelman, Dan Lazinek, Stacey & Tim Jones, Sara Ritter, Scott Griffith, Jessica Zulkosky, and Jeff Lyons (Attorney)

Board members not in attendance: Tyson, Coty

REPORTS:

Presidents Report: Kelly

- Thank you to our board members who worked hard this year to make Falcon Ridge the place to be.
- We have filed the Certificate of reinstatement and file the changed of registered agent (to Jeff Lyons). Jeff was hired to help the HOA with advice for the issues that pertain to the covenants and the city contracts.
- Entrance signs were repaired with new caps to protect the signs from deteriorating any more as they were cracked. New lettering has also been ordered and is to be installed pending the time on the contractor's schedule.
- The park was mulched and cleaned up this year after the storms by the Board and volunteers. • This year we were lucky to get our streets repaired surrounding the middle school and the speed bump on Jefferson.
- Pond Maintenance and fountain maintenance were done almost weekly this year due to the low levels in the pond.
- Plants were replaced at the roundabouts by one of our homeowners and we paid to have one of the trees replaced on the 185th St entrance.

Challenges:

- Park Maintenance- this year we have had struggles with the Omaha Park Department on what the HOA can and cannot do. We have been working with our attorney and City Council Representative. A contract had been sent but not signed. Negotiations are still ongoing. The original letter that was sent to all Falcon Ridge Members when the city annexed us was sent back to the city outlining what we could and could not do according to them.
- Getting contractors to do work and volunteers.

To Do's:

- Washa –
 - Landscaping the 180th Entrance – we have plans to have this done after the signs are done.
 - Fence trimming around the park entrance.
- Holiday Lights – Lights that were stolen will be replaced. We are on the schedule for the

contractor to install.

- Roundabout – the mulching still needs to be done in the roundabout. This consists of removing the old, digging a trench and laying new mulch.
- Dredging – we are trying to work with the city on the dredging to see if they will pay some. We have only been able to obtain one bid so far for \$50,000. Others have estimated it to be 80-100,000.

Treasurer Report: Dave

- Total in our account \$2016.00 with \$50,958.00 in our money market account. •
No liens this year!
- With our outstanding invoices, we will need to transfer some of the money over into our checking but with dues in January we will replenish the money market.

Landscape/Contracts: Ken

- **Tree Trimming** – Trees were trimmed on the 180th ROW. Rueben accidentally trimmed the crab tree and would like an additional \$250. We did not request this tree to be trimmed. Ken will reach out to see about splitting the cost with him.
- **Signs, Trees in Park, and Roundabout** – Kelly addressed these in the President recap.

Social: Jessica

- This year we did Trivia Night, Easter Egg Hunt and Back to School/Movie Night. All were attended very well. Jarvis was the food truck this year.
- There was a post about a children's type farmers market for things that kids made that some other areas have done. Jessica will look into this.
- Bingo – We would like to do bingo but there are rules for the State of Nebraska. Jeff advised that if someone hosts it and the HOA does not fund it in anyway (donations are ok) we can do this.
- We are looking for volunteers to help with events.
 - Stacey Jones offered to help Jessica.

Media/Communications: Ty

- We have had several people trying to get on the Facebook page that do not live in the neighborhood. They pose as renters for the houses that are for sale.

Covenants: AJ

- Letters have been sent to the dead trees in people's yards.

New Business:

- We need new volunteers for Board Positions (committees and offices)

Discussion/Questions:

The meeting was adjourned at 8:08 pm. The next meeting is in November 7pm at TBD.