

SPRINGFIELD PINES HOA

2023 - Q2 Meeting Minutes

April 25, 2023 / 7:00 PM / Springfield Elementary Cafeteria

ATTENDEES:

- President: Ali Roenfeldt
- Vice President: Nathan Schenck
- Treasurer: Kendra Powers
- Secretary: Adam Svoboda
- General Board Member: Jared Rutledge
- Guest Speaker: Justin Feik, Senior Construction Manager of park project
- Guest Speaker: Marcy Knobbe, Performance Management Company- Not in Attendance

I. CALL TO ORDER at 7:02pm

II: ROLL CALL

In Attendance: David Addleman, Corey Ainsworth, Emily Ainsworth, Michael Bos, Chad Corbett, Alicia DeWitt, Justin Ethofer, Robert Gottsch, Ramona Hammer, Russel Hoskins, Deborah Hoskins, Kurt Krallman, Jason Lynn, Adam Mann, Brian Nelson(540), Melissa Nelson, Jarrod Neujahr, Hannah Olson, Tyler Ostblom, Amber Ostblom, Kurt Strachota, Shane Surface, Jaime Wilson, Robert Wilson.

II: APPROVAL OF MINUTES FROM LAST MEETING- approved by Nathan Schenck

IV: TREASURER'S REPORT

Previous balance: _____19988.25_____

Current balance: _____24861.37_____

V: OPEN ISSUES

a.) Introduction of Board of Directors - Terms & Titles

We all introduced ourselves and gave our term limits. Brought to our attention post meeting that According to Article IV, term limits are preset. Terms are as follow: President-3, Vice President-3, Treasurer-3, Secretary-2, General Board Member-1.

b.) Park Update

Justin Fiek spoke; park is scheduled to start June 2023 and finish August 2023 Consisting of playground, swings, sidewalks, irrigation system. What is HOA responsibility? HOA is responsible to pay for the water bill from the sprinkler system.

All other maintenance will be handled by the SID until the City annexes. There will be annual inspections. HOA will take over routine maintenance once annexed. The SID will pay for liability insurance as well until annexation.

Ali explained the difference between HOA and SID.

HOA- Homeowners Association.- In charge of keeping the covenants in place and making sure residents are following proper bylaws. Our goal is to keep our neighborhood well maintained and appealing by taking care of our 5 roundabout landscape areas and promoting community. Yearly \$250 HOA dues contribute to this goal.

SID- Sanitary Improvement District- In charge of roads, sewers, common areas, park, and trails. Uses property tax dollars to fund these endeavors.

c.) Performance Management Company

Ali explained management company costs and responsibilities. As a Board of Directors, we have decided to contract Marcy Knobbe through Performance Management Company effectively immediately. Marcy is very knowledgeable and a great asset to have working for and with us.

d.) Unpaid HOA dues

Four residences are outstanding. 3rd and final notices will be coming out. Lien on property if not paid by June.

e.) Landscaping

We are responsible for the 5 roundabouts, not the traffic calming devices or medians of entrances. Contract is 5600 dollars including \$800/month for 6 months for mulch bed maintenance. This is a weekly expense and maintenance trip. Lawn Lion is our contracted lawn servicer for this year. Chad Corbett motioned to approve to biweekly maintenance visits on roundabouts which was approved by Board of Directors. Should save us roughly \$2000 this year. The expectation is to still keep a well maintained appearance. If this cannot be maintained through biweekly visits, we will have to reconsider weekly visits again.

For next year, we will have a bidding window open January 1 to collect bids for lawn services for the summer of 2024. The goal with this is to ensure we are obtaining the best service with the most cost effective quote for our needs.

Nate gave the quarterly development drive through inspection and talked about open lots, mud issues, dumping issues. Please do not dump in any open lots which include your grass clippings. We will contact lot owners (mostly builders) to hopefully put up straw snakes to prevent mud from flowing in our streets after rains.

f.) Trash Services

Can we do single trash service? The options we have are Papillon Sanitation and Gretna Waste Management. The majority of the neighborhood uses Papillon. We cannot enforce which company each resident uses for trash service currently. Having more residents utilize one service company, though, will help reduce individual homeowner monthly costs and also help preserve safety and maintenance on our roads through the development. Those in attendance of meeting showed concern with recycling pick up every 2 weeks; would like to request every week for recycling. Board is still collecting trash quotes and our recommendation for moving forward will be provided at Quarter 3 meeting.

g.) Clean up day/social event

Fourth of July? Dates? Provide meal; coordinate grand opening of park; we will get some dates and ideas announced shortly.

h.) Next meeting (schedule, format, etc.)

Quarterly meetings... Board will still meet monthly. Ali Roenfeldt motioned for quarterly meetings and was seconded by Kurt Krallman.. 3rd quarter meeting will be announced late this summer; will be a September date. Tuesday nights seem to work well.

We are working on having more frequent newsletters published of things going on within the development and Springfield community.

i.) Additional concerns/requests/questions

Park– Dog waste disposal bin- Kurt Krallman has requested a bin at the new park. All agree it would be a great idea.

Water at the park– \$520 per month for 6 months (SID Estimate). High at first because of new sod but should drop down considerably once established. HOA will hopefully have control of the sprinkler box... will check with SID.

VI: ADJOURNMENT 7:43