

**Mission Hills Home Owners Association  
Meeting Minutes**

June 28, 2011

Type of Meeting: Homeowners Meeting (general)  
Meeting Start Time: 6:30 PM  
Location: Parish Center, St. Stephen the Martyr Church  
16701 S Street, Omaha, NE 68135

Board members in attendance:

Manuel Marichal  
Erik Booth  
Steve Van Camp  
John Wavra  
Ronda Friel

1. Opening of meeting (Erik Booth)
2. Presentation by Trevor Towey, Treasurer Omaha Professional Fire Fighters
  - a. Introduction of members of neighborhood station Engine 63, B Shift
  - b. Q&A with homeowners
3. Introduction of Board Members to homeowners
4. Review of Finances (Manuel Marichal for Steve Van Camp)
  - a. Account Balances: Money Market, \$59, 797; Checking, \$15,595
  - b. Review of current procedures
5. Review of Joe Akers case (E. Booth). Discussion of how discrepancies were found, actions taken prior to involving legal system, role of MHHA Board during legal processes. Current: full restitution has been made and MHHA will have no further role in judicial proceedings.
  - a. Q&A/discussion with homeowners.
6. Maintenance Issues (John Wavra)
  - a. Recognition of Boy Scout Troop 282 for help with regular litter clean-up
  - b. Landscaping and tree trimming contracts awarded (Dream Green)
  - c. Sign Repair bids for vandalized entry sign and street signs still in bidding process. Discussion of range of bids and estimated costs.
  - d. Sprinkler system status - repairs complete except for drainage faucet to be installed in the Fall.
7. Finances, continued (Steve Van Camp)
  - a. Discussion of "transparency" of Board actions - bill paying and bidding process, account management (S. Van Camp, M. Marichal, E. Booth)
  - b. Review of current homeowners dues invoices; 32 homes outstanding. (Due date, 6/30/2011)

8. Communications (Ronda Friel)
  - a. Neighborhood website, exclusively electronic delivery for quarterly newsletter, addition of Facebook page
  
9. Capital Improvements
  - a. Entry Lighting (R. Friel) Currently in bidding process for lighting of signage, bells and 120v outlets. Remaining bidders: Electric Company of Omaha and Commonwealth.
    - Discussion with homeowners of scope of project and sharing of materials provided by bidders
  - b. Perimeter Fences (M. Marichal) Discussion of condition of current fences
    - Discussion of responsibility (homeowners or Association), of covenants and possible needed changes, what other neighborhoods do.
    - Feedback from homeowners (no vote) generally in favor of Board overseeing/enforcing regular maintenance, but financial responsibility not determined.
  
10. Covenant renewal (E. Booth)
  - a. Covenants will expire 2015. Suggestion that homeowners start process of renewal, which may include possible additions, revisions.
  - b. Q&A with Homeowners
  - c. Questions about street parking and determined no regulations currently exist in covenants. May be addressed with revision/renewal.
  - d. Discussion of garbage cans and other nuisances
  - e. Discussion of role of Board in enforcing covenants
  
11. July 4 parade reminder (J. Wavra)
  - a. Discussion with homeowners of other social possibilities and need for neighborhood get-togethers. Suggestions:
    - Baseball night at Storm Chasers
    - Dumpster Day
    - Pot Luck
  
12. Adjournment