

ANNUAL MEETING
September 8, 2003

Minutes

Meeting called to order at 7:10 p.m. by Kent Penny, interim president. Discussed purpose of Neighborhood Association. The forum was opened for nominations of permanent board of directors.

Nominations and Election of Directors:

Kent Penny- 37 votes
Jami Oppegard- 36 votes
Jodi Zmiewski - 40 votes
Bev Thompson- 32 votes
Justin Kallhoff-26 votes

Mike Lauver- 32 votes
Jim Mahoney- 39 votes
Steve Melcher- 40 votes
Lenn Marshall- 32 votes
Tonya Belsaas- 38 votes

Election of Officers:

President-Kent Penny; Nominated by Mike Lauver; Second by Jodi Zmiewski;
Vice President- Mike Lauver; Nominated by Jodi Zmiewski; Second by Jami Oppegard;
Secretary - Jodi Zmiewski; Nominated by Jamie Oppegard; Second by Gayla Martin
Treasurer- Jim Mahoney; Nominated by Jim Mahoney; Second by Jami Oppegard.

Discussion of annual dues required to maintain commons and liability insurance. Lengthy discussion ensued over the amount of dues and if they were really necessary. Several homeowners questioned if it would be better to dissolve the association. Information was provided by Jodi Zmiewski, Kent Penny, Steve Melcher and Dennis Meier regarding the undivided interest in the commons areas and the pros and cons of such proposal. It was determined by consensus that dissolution of the association was not a viable option. Motion was made by Mike Lauver that annual dues in the amount of \$ 30.00 would be adequate and reasonable to meet the objectives: Motion second by Jodi Zmiewski. All in favor, none opposed.

Check for payments of dues to be made payable to the Timber Ridge Association and mailed to: Jim Mahoney, 3324 West Rose Street, Lincoln, NE 68522.

Presentation made by Jodi Zmiewski regarding establishment of a checking account at Cattleman's National Bank. This was the only institution which was approached for the reason that they are part of the our neighborhood. They will offer no fee checking; one time start up costs for checks, endorsement stamp, ledger will be approximately \$ 60.00. Motion to approve establishing a checking account at Cattleman's National Bank was made by Jodi Zmiewski; Second by Jami Oppegard. All approved, none opposed.

Presentation by Gayla Martin, American Family Insurance regarding insurance policy's to cover liability and Directors and Officers Insurance. State Farm was the only insurance company that would underwrite both with annual premiums of \$ 529.00 for GL and \$ 835.00 D & O; Motion made by Jodi Zmiewski to complete application to State Farm Insurance; Second by Mike Lauver; all approved, none opposed.

Discussion re maintenance of common areas and needing volunteers for watering etc. Decided would ask for volunteers to water the commons along SW 36th and would be compensated with stipend for doing so. Tonya Belsaas to oversee the watering of the new seed; membership to contact her to volunteer of if they have any questions.

Discussion in creation of web site to facilitate communication. No action.

Extensive discussion regarding the creation of pathway between Timber Ridge and SW 36th. Three options were presented and discussed:

- Option A- All concrete sidewalk to connect the two areas
- Option B- A mulch path.
- Option C- Do nothing and attempt to obtain the monies which would have been spent by Hub Hall from Hub Hall and placed in a holding account for future designation.

Residents of SW 36th were vehemently opposed to any path in the commons bounded by Timber Ridge Rd. and SW 36th as well as several homeowners whose property back to the commons along Timber Ridge.

Motion was made by Mike Lauver to adopt Option C; second by Lenn Marshall.

Additional discussion was held that the whole issue was growing heated and the issue should be tabled until a later meeting.

Motion by Jodi Zmiewski to table with second by Jami Oppegard.

Roll call taken on Motion to Table:

Jim Mahoney- No	Jamie Oppegard- Yes
Mike Lauver- No	Kent Penney- Yes
Steve Melcher- No	Tonia Belsaas- No
Jodi Zmiewski- No	Lenn Marshall- No
Bev Thompson- not present.	

Roll call on Motion to adopt Option C:

Jim Mahoney- Yes	Jamie Oppegard- Yes
Mike Lauver- Yes	Kent Penney- No
Steve Melcher- Yes	Tonia Belsaas- Yes
Jodi Zmiewski- Yes	Lenn Marshall- Yes
Bev Thompson- not present.	

Discussion of Future Paths- Motion to table by Jodi Zmiewski, second by Mike; All in favor, none opposed.

Fall Clean up - Determination will be made on neighborhood clean up after we have completed application for the liability insurance.

Directors meeting at the home of Tonya Belsaas, 1710 SW 36th Street on September 29, 2003 @ 7pm.

Meeting adjourned at 9:35 pm.