

May 14, 2019, 6:43 PM

Huntington Park Homeowners Association Annual Meeting Champions Run Club House.

Mark LaPuzza called the meeting to order at 7:09 pm.

Mark explained he was hired by the HPHA board to identify any issues, keep meeting on track, and make sure the association has solid legal footing and to know how to get answers for everyone. He discussed how every HP homeowner was mailed a formal notice with the meeting details and explained the agenda.

Meeting started with questions from homeowners as to where to get information regarding the association, neighborhood activities, who to talk with, etc. Information was given that there was a form on each table to ask questions, etc. Also everyone was reminded of the website <http://hpomaha.com> where neighborhood information is posted.

Mark introduced the HP Association board of directors consisting of Mike Salerno, Ed Stribley, Jack Gilsdorf, Lori Paul, Debbie Jensen and Erika Rooney. He explained the temporary Board members would also be on the ballots later in the meeting and the fact that the Board of Directors are making some changes. He talked about the board having not gone through voting and elections every year and the fact that it is not uncommon to move over that step w/out a lot of people wanting to run.

The order of Business to address the Budget...

Revised proposed budget

Ask Questions regarding Dues, projects and money in accounts.

Richard DuBois, HPHA accountant, spoke about the 2019 budget provided on the tables. It is posted up to March and April is almost ready to post. There is a shortfall for the year and is being made up with the HOA investments, \$15,000 short. Dues @ HPOmaha.com is where you can send any accounting questions. Richard is happy to breakdown the budget and answer questions for any homeowner. Homeowner dues will stay the same as for several years past.

Questions were asked to “run through the Investment account and what is the reason for this”...HPHA has CD’s in 8 local banks \$1.2 million, \$218,000 is coming from the city for reconstruction of Islands and Fences due to construction.

Questions were asked, “where are the certificates stored”...they are kept in Richards basement and need at least 2 signers for the CD’s

Attorney Mark LaPuzza reiterated the HPHA board would like to implement best practices and put together a committee for investments and finance. He also explained the thorough audit was completed by Blackman and Associates PC. Question was asked “who is on the account that can sign right now on behalf of Association?” Ed is the only signer as the Treasurer for the board. Ed Stribley spoke about this as well. Mark commented every board is different and might have 2, or 3 signers and some require 2 signers on checks. It’s a convenience to have fewer signers since if you need 4 or 5 signatures it can take a long a time to get.

Mark explained that the new board can set new rules. Actions are taken by the board and they make yearly operating decisions. The board wants the homeowners to be confident with them and their practices. Major decisions for the Association are voted on by the board members. They make the policy decisions.

Mark explained...The board consists of Directors, that then appoint the officers (could be the same group) that then implement the policies. The election of the board is made by the homeowners at the annual meeting.

Again it was suggested for anyone interested, to step up to be on the board or on a committee.

Questions were asked “what is all the money for?” Ed spoke that the money is there to protect the neighborhood HOA and keep up property values. The money is to repair items, keep up landscape, be able to hire an attorney of needing to defend in a lawsuit. When the neighborhood was an SID they could use the tax money for these improvements however not any more now that HP is annexed and part of the city.

The question was asked, “why not let the association just use up all the current funds and run out of money? If this would happen then there would need to be a special assessment set in the future. Mark stated the association is not trying to collect money to have a slush fund. Its there for any repairs needed down the road. It could be for street repair like the association did when HP was an SID. The city is responsible for the streets now however they haven’t done a very good job with this. Ed discussed pothole repairs, what work had been done in the past. Every 2 years the SID paid for street repair which was \$300k-\$500k for that work.

Mike Salerno spoke as to the HOA and what we are spending the money on.

Questions asked about formal process for HPHA contracts and also asked about Board meetings and making these public meetings. Discussion ensued regarding landscaping contracts. Ed Spoke to the details as to what the city will allow the association to do and not do with the parks. He meets with Mulhall”s weekly as to what needs to be taken care of and gave a run down of what Mulhall’s does on a yearly basis. Ash trees have been injected every other year.

Question asked, “can we adopt a park” again getting on a committee to help with these items. Several people were interested in this and volunteered to help.

The biggest Issues are concerns regarding financials. Bring to the meeting in 2020 what the full plan for the \$1.2 million

Mark spoke about the board having controls in place to inspire confidence by the homeowners. The minutes will be posted on the HPOmaha.com website. Comment cards on the tables and the board would appreciate people to please fill them out.

Meeting moved to the elections...Dr. Jackie Eisch was nominated to run for the board however was not present to give permission for her name to be voted on. Beth Mohr added her name to the ballot to be voted on and ballots were passed out. The people running for the board that were present in the room spoke to introduce themselves and why they are interested on being elected.

The following are candidates running for the board:

Michael Salerno

Erika Rooney

Jack Gilsdorf
Beth Mohr
Joe Feeney
Aaron Hochstein
Dean Willson

Only one vote per household. Mark explained he would collect and count the votes and present the board members within a few days as this is easier to do than count votes during the annual meeting.

Debbie Jensen, President, Ed Stribley VP and Finance director and Lori Paul Secretary are all on the board for 2019.

Mark went back through notes and past minutes with the board to verify who would stay on the board. He once again asked for volunteers to sign up for committees on the sheets provided on the tables. He mentioned minutes and voting results will be posted on HPOmaha.com

Meeting adjourned at 8:15 pm

Respectfully submitted: Lori Paul, Secretary