

## **Torrey Pines Homeowner's Association Meeting**

Annual Meeting Minutes

Monday, May 13, 2024 7:00 p.m.

St. Andrew Methodist Church

### **I CALL TO ORDER**

Mike Classen, President, called the meeting to order at 7:03 p.m.

### **II ROLL CALL**

The following persons were present from the Torrey Pines Homeowner's Association Board:

President: Mike Classen

Vice-President: Bryan Stavneak

Treasurer/Web Master: Christy Kofoed

Secretary: **OPEN** Position

Community Relations: Jen Johnson

Sage HOA Property Management: Scott Cooney

Torrey Pines Board received 10 proxies that gave the Board of Directors their voting rights:

1. Becki Kerns
2. Norm Lund
3. Darlene Johnson
4. Gabby Wilson
5. Mark Omar
6. Joseph Lofshult
7. Douglas Barrett
8. Scott Sorenson
9. James Haywood
10. Kim Kelsey

We had 18 homeowners present in person:

1. Merle Puhrman
2. Pam & Rich Stockton
3. Paulette Koloen
4. Pam & Ric Miller
5. John & Betty Kubicek
6. Jason Nepper
7. Jean Stimson
8. Ted Thomsen
9. Chris & Mary Shipp
10. David Brandon
11. Andy & Jane Allen
12. Shawn Knoll

13. Amy Hayes
14. Rhonda Zebolsky
15. Patti Ybarra
16. Tom Peal
17. Don & Diana Kresha
18. John Gocken

With a total of 4 board members in attendance, 10 proxies, and 18 in person homeowners, the total count for the meeting was 32. A quorum requires 1/10, or 10% of the properties. Torrey Pines consists of 157 separate properties so a quorum would mean 16 homes must be represented. The quorum was met and confirmed.

### **III APPROVAL OF MINUTES FROM LAST MEETING**

Since the Secretary position is vacant, our Community Relations Board member, Jen Johnson, read last year's annual meeting minutes held on May 8, 2023. The minutes were approved, and they are posted on our website.

### **IV REVIEW OF FINANCIAL INFORMATION**

Christy Kofoed reviewed the 2023 Financial Statement, noting a 2022 carryover balance of \$3,684.92. The TPHOA account ended 2023 with a balance of \$9,568.58. We had 1 property that we had to place a lien against for the 2023 HOA dues. The lien was filed and late charges assessed. As of 5/30/2023, that property had paid the 2023 HOA dues and late fee, so the lien was removed. The HOA has all 157 properties paid in full for the 2023 annual dues. We had 2 properties that had liens placed against them for failing to pay the Special Assessment issued in August 2023. Both liens have been paid and removed as of 1/30/2024.

At the beginning of 2024 we carried over \$9,568.58. As of 4/16/2024 the current balance in the TPHOA account is \$21,210.25.

Total expenses recorded thus far for 2024 are \$3,267.38. This total does not include the payment for the 14 trees that have to be removed, the annual meeting printing and mailing expenses. An updated financial report will be included with the minutes. Questions about the unexpected tree expenses will be listed in the New Business details.

### **V ELECTION OF BOARD OF DIRECTORS**

Voting was required as the 3 year-term will expire for Mike Classen, President, at the end of 2024. We did not receive any interest from anyone in the room to volunteer to run for Board President. Mike received unanimous votes as President. Motion to confirm Mike Classen for re-election was approved and his new term will run until the end of 2027. We had the Secretary position as an open position and we had one volunteer interested in running for this position, John Gocken. He was unanimously

voted in as our new Secretary Board member. Motion to confirm John was approved and his term will run to the end of 2027.

## **VI COMMUNITY RELATIONS**

Our NEW Community Relations team member, Jen Johnson reviewed that at this time, all Community events including, Holiday Lights Contest, National Night Out, Welcome Package Gifts and Yard of the Month Contest, have been on hold due to lack of volunteers as well as budget constraints. Jen would like to organize an ice cream social around when the kids are getting ready to go back to school. She would also like to see if others would like to have the garage sale, normally during the college world series weekend, changed to a different date or additional dates added. Please watch our Social Media (Facebook or Nextdoor) and our website for more information!

## **VII VICE PRESIDENT UPDATE**

Bryan, our Vice President, gave an update on the petition for speed bumps. The initial application was denied by the city due to the traffic study not having more than 1000 cars per day. Neighbors are encouraged to call the Mayors Hotline and submit requests to the City for things that the City should be taking care of in our neighborhood, such as requesting a stop sign on the corner of Ruggles, or calling the 911 non-emergency phone number for speeding cars, and parking issues. Bryan will reapply to the City for a new study starting with the Taylor Street request, in addition to working on Ruggles and the top of Taylor near the daycare for additional speed hump requests.

Bryan also discussed our Little Library and how we all have to keep a close watch on this because it has been vandalized so many times. Luckily, we have some great neighbors that have been helping repair this when kids have destroyed the library and/or its door. Please make sure if you see someone vandalizing this to call the police or reach out to any Board member if you don't feel comfortable calling the police or non-emergency line.

## **VIII PRESIDENT UPDATE**

Mike provided an update on the Main Islands Tree Removal. As previously communicated to the HOA, a Torrey Pines Apartment resident contacted our HOA because his fiancé was in a car accident on 153<sup>rd</sup> and wanted the Board to completely remove all trees on our islands due to the poor visibility. We as the Board denied that request. That resident then contacted the City of Omaha to perform a Line of Sight study and the Board was contacted by the City to remove 14 trees on the corners of all the islands on 153<sup>rd</sup> Street. We received 5 bids from Tree Companies that were certified Arborists and selected Marv's Tree Service to remove the trees, with a bid of \$1,875. The high bid we reviewed came in at \$3,250 and lowest bid came in at \$1,625. We went with Marv's due to their reputation and reviews. Marv's tree wanted to transplant some of the existing pine trees (at no additional cost to us) to their acreage property to preserve and save some of the pines. Unfortunately, when they attempted to do this, they hit our electrical line and plumbing lines. They are fixing those at their expense and have removed all 14 trees, with the exception of 1 tree, which has several bird nests in it

with young birds. Due to the Federal US Mandatory Bird Act, they have to wait until the nest is vacated to remove the tree. We have communicated that information to the City as well. They also removed a tree that was damaged in the wind storm that occurred on the main island on the evening of May 7. The next bid we must get from them is to bring all the other trees located in the middle of the islands, to comply with City Code, with the removal of lower limbs and branches. More will be shared as we continue to make progress on the islands. We will be evaluating what to do with the space the trees formerly occupied, once the tree stumps are grinded down in a couple weeks and cleaned up by Marv's.

## **IX. NEW BUSINESS**

Any questions the HOA has for the Board?

The vacant property off 156<sup>th</sup> and Taylor (across from the Daycare) is owned by Bryce Peterson who we understand has lost his financial backing. He is removing all the trees and there was original talk of him going to the City to request approval for apartment condos, however we don't believe he will be doing that unless he gets a new partner. As we learn more, we will keep everyone informed about this.

There were questions on the placement of mailboxes, and mentions of mailbox theft on Taylor Street. Any placement or moving of your individual mailbox or on mailbox clusters, is completely managed by the US Post Office, and you should contact the Boystown Location. The Board does not manage where mailboxes can be placed. Once you have an approved request for these from the post office, please don't forget to submit a project request if you will be building anything NEW on our property for your mailbox. As far as theft goes, PLEASE, call 911 and the Post Office—stealing mail or tampering with mail is a Federal Offense and should be reported!!!

There was mention of the Semi-Truck that occasionally parks on the top of Taylor Street. This is something that is a violation of the City, if you are impacted by this, please reach out to the Mayor's hotline, 911, or the 911 non-emergency line to report this. We know that this is causing traffic issues, but the Board does not have any authority to do anything about this other than to encourage you to reach out to the City to handle. This also goes for the truck and trailer that is parked on Ruggles or TP Apartment residents parking in a no-parking zone, please report these issues to the City.

There was mention about the animal waste stations located in the Park and along the trails that are in the park. Previously Arbor Oaks HOA was filling these waste bags, because they could not get ahold of anyone in the City to refill these stations. Christy will reach out to the Parks Contact (that we have been working with on the Trees violation on the Islands) to get a contact at the City to get these refilled. Everything regarding the Park and walking trails is completely owned and should be maintained by

the City of Omaha. We will keep everyone posted on this via our website and social media channels.

Questions about Roofing, Solar and overall salesman coming door to door within TPHOA. They don't seem to abide by the "no soliciting" signs and come to resident's door selling items. A couple of suggestions the group came up with that you can do— not answer the door to them, change out your "no soliciting" sign to "no trespassing", ask them if they have a peddler's license, and ask them to see it. If they continue to harass and bother you, please get their card and call 911 or the 911 non-emergency hotline to report them. This prompted a question about Solar Panels and our HOA, which you can find additional information about this on our [FAQs](#) page.

Questions about MetroNet and their signs in the neighborhood. This is a new Fiber optic telecommunication service that is coming into Nebraska, their headquarters are in Evansville, IN. They are about 3-4 months out before they begin actual marking yards with OPPD, MUD, etc., for power lines. We are being told that they will be sending out GREEN post cards to keep homeowners updated about the construction plans, and they also will be making door to door contacts before coming onto your actual property. If you have any questions about this, please reach out directly to MetroNet at 1-866-292-5382 or by visiting their website at [www.Metronet.com/construction](http://www.Metronet.com/construction). This has nothing to do with the Board and we just encourage you to do your research anytime you have new options for your home services.

Lastly, the Board wanted to introduce Scott Cooney, who is the owner of Sage HOA Property Management. The Board has hired Sage HOA to take over the complete management of Torrey Pines.

This is a completely different partnership than what we had when we hired PJ Morgan in 2020. One of our homeowners sent us a legal notice in regard to the Board not holding our annual HOA meeting in May of 2020, while the City was locked down due to Covid, so we hired PJ Morgan to handle our covenants, legal representation as well as manage our project request. They had very focused and limited responsibilities in managing a small portion of our HOA.

With our partnership with Sage HOA, they will completely take over all aspects of our HOA, including financial, liability insurance acquisition for the Board, handling covenant violations, property inspections and project improvement requests. Sage HOA will be sending out a Welcome Packet to our entire HOA directory, and explaining everything within the packet. The TPHOA Board will still be intact and have final decision making, but Sage HOA will handle the heavy lifting and operations.

Scott let the audience know that they specialize just in HOA management, they have been in business for over 8 years, with over 30 years' experience in leadership and management. They are located off 123<sup>rd</sup> and Center, and again, more information will be coming out in the Welcome Packet to each homeowner.

We had questions on what we were paying PJ Morgan vs what [Sage HOA](#) is charging us. The cost isn't comparable because PJ Morgan was only doing a very small, focused group of items. We were paying them \$150 per month. Sage HOA will handle all aspects of management and we will be paying them \$375 a month (\$4500 a year). They will be helping the HOA build up our legal, social, and financial strength in the community. Partnering with an established HOA management team will also help with creating a realistic budget to hopefully allow us to bring back our social events as well as help leverage our vendors and billers to partner with 40 other HOA's discounts.

#### **X. ADJOURNMENT**

The meeting was a very active participation of the neighborhood—thank you for everyone that came and participated in the conversations!!! The meeting was adjourned at 8:20 pm.