

# HOA Board Meeting 9/3/2024

## Member(s) Present:

Cameron Ramaekers  
Maggie Ford  
Beth Kemper

## Member(s) Absent:

Dean Hilderbrand  
John Hoodjer

## Agenda

### 1. Design review update from Baird Holm

- Email from Baird Holm - McCune's Attorney, Croker Huck, sent update that McCune will not hand over design review rights to the HOA.
- They control thru December 4, 2025.
  - Unless they sell ALL the lots
- Owe Baird Holm \$1,147.50 for legal services to date

### - 1B. Retention Ponds

- John, please request Post Construction Stormwater Management Inspection Reports from Lamp Rynearson for all Hidden Hollow retention ponds
  - Possible Lamp Rynearson Contact:
  - Tom Wells
  - [tom.wells@lamprynearson.com](mailto:tom.wells@lamprynearson.com)
  - 402-496-2498

### 2. Status of lawn maintenance services

- Contract with Heroes is signed by Heroes, waiting for HOA signature
- Bid for all additional services under \$12,000 for total bid.
- Beth is going to edit and sign the contract
  - See about extending through 2025 to preserve pricing
- Beth to ask about signage after fertilization
- Heroes will be evaluating drainage in workout areas

### 3. Snow removal RFP

- Working on snow contracts for the winter.
- Cleared anytime over 2", with a max of \$300 before requiring approval
- Seal concrete areas this fall before snow
  - Cameron has offered to apply sealant if provided with product

### 4. Dues collection

- Distribution of notices - Cameron will mail them. Will send to Board for review prior to mailing.
- Cameron to call bank re: in-person payment process
- Demo online tracking database
- HOA absorbs processing fee for online payments (\$11.90 of the \$400)
- Cameron looking into QR code at entrance

#### 5. Expenses

- Legal fees payment - pending payment
- Lawn maintenance services - pending invoice
- Website hosting and domain - \$170 per year invoice will be coming
- Dues notice mailing - Cameron will provide receipt

#### 6. Online accounts

- Email account(s) - we will set up [info@hiddenhollowhoa.com](mailto:info@hiddenhollowhoa.com) - \$6/month
- FNBO - Give Beth online access
- Website - See file in Admin folder on Google Drive
- Stripe (for online payments) - See file in Admin folder on Google Drive

#### 7. D&O insurance

- John working on this - Needs to happen prior to collecting dues.
- Do we need any filing to make our HOA board official prior to D&O insurance issuance?
- Maggie talking to Chad about potential companies

\*\*\*\*\* See highlighted areas \*\*\*\*\*