

CIMARRON WOODS WEST HOMEOWNERS ASSOCIATION MEETING MINUTES

2017 ANNUAL MEETING

DATE: October 24, 2017

TIME: 7:00pm

LOCATION: Nebraska Brewing Company Tap Room - 6950 S. 108th Street, La Vista, Nebraska

ATTENDEES:

Cimarron Woods West Homeowners

- Approximately 50 – 75 Homeowners

Cimarron Woods West Homeowners Association Board

- Tom Demory, President CWHOA
- Matt Ottemann, Vice President CWHOA
- Kevin Welsh, Director CWHOA
- Mike Circo, Treasurer CWHOA
- Jessica Burt, Secretary CWHOA
- Arinn Cavey, Events Coordinator CWHOA
- Tom Perkins, Director CWHOA
- Jeff Brown, SID #237

BACKGROUND:

The 2017 Annual Meeting of the Cimarron Woods West Homeowners Association (CWHOA).

Advance notice of the meeting was posted on the CWHOA website, NextDoor, advertised at the Fall Festival & Halloween Party, and emailed to homeowners via the neighborhood listserv. Signage was also placed at the entrances to the neighborhood.

Ballots were distributed via email in advance of the meeting for officers up for reelection. Ballots were also available at the meeting for those who did not vote in advance.

CIMARRON WOODS WEST HOMEOWNERS ASSOCIATION MEETING:

Meeting Called to Order – Officer and Director Introductions – Tom Demory

CWFOA Board members were briefly introduced. All members of the CWFOA Board are unpaid volunteers.

Neighborhood Common Areas – Landscaping/Maintenance – Kevin Welsh

An overview was provided of the landscaping activities for the common areas of the neighborhood. The islands were maintained, replanted, and mulched. There is a possibility of adding irrigation and electricity to the islands in the future. This will increase the diversity of plants that can be used. Currently, only hardy, native plants can be used – plants able to withstand long periods of time without rain. The addition of electricity will allow for uplighting and illumination at night. Adding the irrigation and uplighting would help beautify the islands and keep Cimarron Woods on par with other similar area neighborhoods.

It was also noted that trash in the Cimarron Woods Park was a big issue over the summer months, particularly on the weekends. Homeowners were reminded that the SID owns the park and they contract with Royal Lawns for park maintenance. Part of the problem is that the park is highly popular, and people from outside of the neighborhood overwhelm the facilities during the summer months.

SID Update/Annexation – Jeff Brown

The SID is working on improved Cimarron Woods Park maintenance in response to neighborhood feedback.

The walking trail from 99th Street near the Cimarron Terrace apartments through to the Cimarron Woods Park is scheduled for completion in 2018.

The Cimarron Woods Park parking expansion will happen eventually, but can probably be delayed another year or so. It will most likely need to be built prior to annexation with the City of La Vista.

SID #237 has one of the lowest SID tax rates. The CWHOA would like to stay a SID for a while longer to enjoy these benefits. Once the neighborhood is annexed, the tax rate will essentially stay the same, however, the City of La Vista would have control over how the tax money is spent.

The SID is responsible for maintaining outlot C. The CWHOA is responsible for outlots A, B, the 104th Street Island, the Josephine Avenue Islands and half of the 99th Street Island (cost shared with the Cimarron Terrace apartments).

Neighborhood Events – Arinn Cavey

The CWHOA sponsors four annual events: An Easter Egg Hunt, a 4th of July Cookout, Fall Cookout, and Fall Festival & Halloween party.

An invitation was extended for volunteers who would like to help out with future events and neighborhood activities.

Communication – Email/NextDoor/Facebook/Website – Arinn Cavey

CWHOA communications and news will be primarily distributed in the following ways: Email, NextDoor, Facebook, and the CWHOA website.

Homeowners were reminded that they could provide an updated email address if needed at the meeting.

2017 Financial Report/Dues Outstanding – Mike Circo and Jessica Burt

Only five properties were outstanding on their dues. The goal is 100% compliance each and every year.

Villa owners were reminded that the CWHOA annual dues are different and separate than the monthly villa maintenance fees.

The CWHOA annual budget is largely allocated to landscaping/beautification, and water for the common areas, outlots, and medians. The goal is to keep Cimarron Woods beautiful.

Tom Demory secured a grant for trees to be added to the neighborhood. The trees were planted in the outlots. Some trees that have died were replaced.

The CWHOA has 378 lots. The SID owns one lot that was deemed unable to be developed. There are currently 354 owners, with 24 lots that are still to be developed. Cimarron Woods is closing in on completion.

2018 Budget Discussion **– Mike Circo**

The budget for neighborhood events will be increased next year so as to continue to encourage neighbors to come together and enjoy a sense of community.

The landscaping/beautification, and water for the common areas will be a large portion of the 2018 budget, as they were in years past.

Covenant Enforcement **– Tom Perkins and Tom Demory**

The covenants can be found on the CWHOA website.

The CWHOA Board does not 'patrol' the neighborhood looking for covenant violations.

Any homeowner is empowered to speak to another homeowner about covenant violations, and self enforce the covenants.

The CWHOA encourages neighbors to talk to one another as a first step. If that does not work, or if they do not feel comfortable doing so, they are then encouraged to contact the CWHOA with specific details. The CWHOA can then contact the homeowner(s) in question about the specific situation.

Please do not go to social media first to broadcast concerns and grievances. Give the CWHOA a chance to solve the problem first, before broadcasting it publicly to our neighborhood and others.

The developer still has covenant control over the Villas. The developer has total control over all construction.

Elections

– Matt Otterman

Three board members were reelected: Mike Circo, Tom Demory, and Matt Ottermann.

An announcement was made that the board can have additional officers, and any homeowner can volunteer to participate.

Questions/Discussion

Torco is still in violation of zoning laws. They are using heavy equipment on their lot, and using the lot as heavy industrial space. The lot is zoned for light industrial. The La Vista lawsuit will go to trial in January, in Sarpy County District Court.

The 3D Self Storage project at 104th Street and Harrison Street is likely to get approved. A brief recap of the progress was provided. The 3D Team was very willing to work with the CWHO. They took the concerns raised by the CWHO and adjacent neighbors seriously and reworked their plans to reflect those concerns. There are ongoing concerns about increased traffic in the neighborhood. Traffic will enter the property on 104th Street and exit through the Colonial Press parking lot. Colonial Press granted 3D Self Storage an easement to allow for this access. The CWHO has advocated not losing the island on 104th Street, however, the City of La Vista has the final say on the matter.

Adjournment

Meeting adjourned at 8:15pm