**Bent Creek Homeowners Association**

**Annual Meeting Minutes**

**Aldrich Elementary School**

**March 15, 2023 6:30pm**

1) Call meeting to order

2) Introduction of HOA board and positions needing to be filled:

Interim President: Steve Johnson

Vice President: Open

Treasurer: Ryne Weaver

Interim Secretary: Mandy Jensen

Steve Johson encouraged homeowners to volunteer for board positions. If the HOA continues to have issues filling board positions, we will need to hire a management company to run the HOA.

3) Bent Creek Blondo Street construction project - Phase 2 of the Blondo fence repair is scheduled for this spring with 5 brick columns that were removed by the city to be replaced.

4) Covenants – There was a lot of discussion regarding updating neighborhood covenants and enforcement. Rose Johnson suggested those who want to see the covenants updated form a committee to propose desired changes to the covenants, have them written up by an attorney, and gather the necessary signatures. A group of homeowners is making plans to form this committee. In the meantime, the HOA is only made aware of covenant violations if neighbors report them.

5) Committee Reports

-Treasurer’s report – Ryne Weaver gave a brief financial report. Annual dues were increased by $15 due to rising costs with lawn care, utilities, etc. This was voted on at the 2022 meeting. There are still about 60 properties that haven’t paid 2023 dues.

-Social committee – Donnie Weaver was not in attendance, but she is working on the annual Easter egg hunt and will have information out shortly.

-Garage sale committee – Do not have date yet – Kathy Paul has volunteered take over this committee.

-Landscape committee – will be having work sessions in April on Saturdays. Partnering with West Omaha Optimist Club to expand the Bent Creek little free library. There will be 2 libraries with the new one being twice the size and shorter for kids to reach. They will be adding a cement slab, bench, and a tree. They also partner with Aldrich during book fairs to receive book donations for the little free library.

6) Upcoming events

Easter Egg Hunt – 4/8/23

Keep Omaha Beautiful at Grace Abbott Elementary – date TBD

Bent Creek Landscape Cleanup Sessions – dates TBD but will be in April

Bent Creek Garage Sales – date TBD

Meeting was adjourned at 7:25pm. The attendance list is below.

Barb Sheppard

Audra Dostal

Tom Saccoman

Bob Giddings

Paul Johnson

Jacob Pierce

Matt Scherer

Kathy Paul

Mark Scheer

Lindsay Cassidy

Staci Thota