

STERLING HILLS TOWNHOME ASSOCIATION
ANNUAL MEETING
November 8, 2011

The Homeowners Association of Sterling Hills met for its Annual Meeting on November 8, 2011. The meeting was called to order at 6:35 p.m. at the Gotcha Covered Building in Lincoln, Nebraska. The agenda was distributed by Marlene Swanson an employee of SNB Construction. The attached list is everyone present at the meeting.

Items for discussion were snow removal; residents complained that snow had been pushed in front of the mail boxes limiting access thereto. A question was posed to SNB, the management company, whether or not the snow could be moved to some other point.

There was a discussion regarding garbage pickup and recycling. The residents wondered if they could have a recycling can, and would it be picked up at a different date or at the same time, and would there be additional charges. Also, what would be available for recycling?

Next item on the agenda was parking. There was a request by some residence to have parking on only one side of the street, but it was felt that the streets were too narrow for that. There is also a problem with vehicles parking in front of driveways. It was suggested that a sign be posted saying that cars parked illegally, or blocking driveways will be towed at the owner's expense. It was also suggested that the neighbors contact those who have vehicles parked in their driveway to ask them to please remove them and be aware that they should inform their guests to avoid parking in front of driveways.

There was also a complaint about noise at a particular residence that was rented out to four young men, and that this was causing a nuisance.

Paul Schelstraete, President of City Bank & Trust Co raised the question that the directors have not been elected to the best of his knowledge after talking with other residents. That a director was to serve for a term of three years and that a new director would be elected each year and that there have been no elections according to the home owners who have lived there for over five years. Paul Schelstraete said that if 2/3rd of those who are able to vote that were present could vote to remove the current board of directors. A motion was made to have a vote as to the removal of the board of directors; a vote was made and over 2/3rds of those present voted for the removal of the board of directors; motion carried. The members then were advised that they could elect a new board. Nominations were made for directors. There being no further nominations, it was put to a vote, all property owners present at the meeting voted ; the top three nominees to receive votes to serve as directors were Paula Dicero, Gerald Hauder, and Brian Kamler.

There being no further business the meeting adjourned.

STERLING HILLS TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 2011

The Board of Directors met immediately following the Annual Meeting.

That they took a vote on election of officers and a Motion was made and seconded to elect Gerald Hauder as President of the Board of Directors and have nominations cease. Motion carried.

A Motion was made and seconded to elect Paula Dicero as Treasurer and Secretary and have nominations cease. Motion carried.

A Motion was made and seconded to elect Brian Kamler as Vice President and have nominations cease. Motion carried.

The first order of business was to hire a manager and the Board unanimously voted to appoint Paula Dicero as a Manager of the HOA.

A Motion was made to authorize the Treasurer to open a checking account at City Bank & Trust Co. for the HOA from which the Treasurer would be authorized to pay bills of the HOA. A resolution authorizing Paul Dicero to collect funds of the HOA and deposit them into an account at City Bank & Trust Co. was passed by the Directors.

There being no further business the meeting adjourned.