

Sterling Hills Townhome Association  
Special Meeting Minutes

DATE: Tuesday, July 10, 2012  
TIME: 7:00 P.M. – 9:00 P.M.  
LOCATION: Cavett Elementary School Cafeteria  
7701 South 36<sup>th</sup> Street  
Lincoln, NE 68516

Members of the Sterling Hills Townhome Association met on 07/10/2012 at 7:00 P.M. at Cavett Elementary School Cafeteria, 7701 South 36<sup>th</sup> Street, Lincoln, Nebraska to discuss and vote on the following; Existing and future fences, conflicts and encroachment issues with common areas, utilities, lawn care, and the community sprinkler system. Procedures involving access inside the fenced areas, approval process, and other related items were also discussed.

The following Board members were present; Jerry Hauder (President), Mary Knabe (Interim Vice President) and Paula Dicro (Secretary/Treasurer and THA Manager). A sign in sheet with names of members who were present is on file along with these meeting minutes at the Association office.

The meeting was called to order by Hauder at 7:00 P.M. with introductions of Board members. Discussion was made by the Board members on the above issues, stating some of the problems the Association is experiencing with lawn care and sprinkler maintenance with existing fences. Dicro presented problems the Association was experiencing such as lawn care people not being able to mow or get access to areas where the fencing is too close together. An example she used was at the east end of the units between McLaughlin Drive and O'Sullivan Road where there are two fences and a retaining wall which conflicts with mowing equipment. Dicro commented on another issue such as the community sprinklers not being able to water adjoining yards adequately because of being inside of fenced yards. Dicro also commented on the approval process and noted the Board requires a legal survey for all fence applications to prevent encroachments. She noted the survey should locate all easements and lot lines in relationship to the proposed fence and property pins must be located and flagged for Board inspection and approval of any fence application.

The Board requested any members who were proponents of fencing at Sterling Hills to speak. Marymee, Townsley, Watkins, Query, Craig, Morris, White, Wiese, and Knabe individually expressed opinions for the fencing. Marymee commented that she needed the fence for privacy because her unit was so close to the mail boxes. Query and Craig complained about noise along Yankee Hill Road and said they needed fencing for noise, pets and children. Watkins commented on leaving her fence open for lawn service and Morris requested notice given by the Association if there were to be a future charge for lawn care inside of fenced areas. Wiese suggested shorter, black fences for a more aesthetic look. Knabe said she did have a sprinkler inside of the fence which needed to be moved and she understood it would be at her expense. Consensus of the members speaking for the fencing was they wanted fencing and enjoyed the fencing they had installed.

The Board requested any members who were opponents of fencing at Sterling Hills to speak. There were no opponents.

Motion was made by Garneau to end discussion. Query seconded. Motion carried unanimously.

Motion was made by Garneau to grandfather in the existing fencing at Sterling Hills. Townsley seconded. Motion carried unanimously.

Motion was made by Marymee to allow fencing at Sterling Hills. Weeks seconded. Motion carried unanimously.

Motion was made by Larson to match existing dividers in materials, color, and height. Marymee seconded. Discussion on height, style, color and fencing being uniform vs. varying standards pursued. Motion was made by D. Hauder to amend the motion to read, "Fencing shall be similar to partition dividers with height determined by home owner". Marymee seconded. Motion carried to amend original motion with 17 yes and 2 no votes.

Motion was made by D. Hauder to read "Fencing shall be similar to partition dividers with height determined by home owner". Marymee seconded. Motion failed with 1 yes and 18 nos.

Motion was made by Weeks for fencing to be white vinyl, style and heights determined by homeowner. Bayer seconded. Motion carried with 17 yes and 2 no votes.

Motion was made by Garneau for the Board to determine depth of fences upon inspection as to not infringe on common ground. Barber seconded. Motion carried unanimously.

Motion was made by Query to adjourn. Garneau seconded. Motion carried unanimously. Meeting was adjourned at 8:40 PM.



Sterling Hills Townhome Association  
Board Meeting Minutes

DATE: Friday, September 14, 2012  
TIME: 3:30 P.M. – 4:30 P.M.  
LOCATION: 3509 Grainger Parkway  
Lincoln, NE 68516

Members of the Sterling Hills Townhome Association Board met on 09/14/2012 at 3:30 P.M. at 3509 Grainger Parkway, Lincoln, Nebraska to discuss the following; the community sprinkler system and parking issues at Sterling Hills. The following Board members were present; Jerry Hauder (President), Mary Knabe (Interim Vice President) and Paula Dicero (Secretary/Treasurer and THA Manager). One member was present; Virgie White.

Discussion commenced at 3:30 P.M. with complaints from White about the sprinkler company not doing adequate repairs to the sprinklers at Sterling Hills, damage left behind when they do the work, and not responding to complaints fast enough. Dicero present to the Board, repair request from members and invoices from the sprinkler company, describing work completed at Sterling Hills. Dicero explained that the system was put in at several times by a developer and suffers from a maze of wires and pipe, which is old and needs extensive repairs. She commented that the longest response time was within a few days of the calls and the sprinkler company admitted they did not have adequate help this year to do the work without a waiting period. She also noted that she did not know if a new company would respond to the needs of Sterling Hills any better. White noted that this was the first year that Sterling Hills has had a properly running sprinkler system. The Board agreed to give the sprinkler company a chance to continue servicing and updating the sprinkler system.

Discussion was made by Board members on parking issues with the narrow private roadways at Sterling Hills. White suggested that signs and rules be made by the Association and said she had spoken to a police officer about parking problems creating a barrier for emergency vehicles and their response time. A question was brought before the Board on who is responsible for the parking issues on a private roadway. Hauder responded by saying he would contact the City Attorney's Office and check on what the law says. Discussion was made about installing no parking signs and the Board agreed that this item needed to be presented at the annual meeting and would be placed on the agenda to be voted on by the members of the Association.

Discussion took place about a possible web site for the Association. Dicero suggested the website would be used for members to socialize rather than Association business. Knabe agreed and said she would look into the possibility. Knabe also suggested using visual applications at the annual meeting in November. The Board agreed and asked her to check into it.

Meeting adjourned at 4:30 PM

Sterling Hills Townhome Association  
Annual Meeting Minutes

DATE: Tuesday, November 13, 2012  
TIME: 7:00 P.M. – 9:00 P.M.  
LOCATION: Cavett Elementary School Cafeteria  
7701 South 36<sup>th</sup> Street, Lincoln, NE 68516

Members of the Sterling Hills Townhome Association met on 11/13/2012 at Cavett Elementary School at the above location to discuss and vote on the following items. Review of 2011 and 2012 income and expenses and the 2013 budget, parking issues, townhome property maintenance, pet complaints, services review, proposed playground, and other related items were also discussed.

The following Board members were present; Jerry Hauder (President), Mary Knabe (Vice President) and Paula Dicero (Secretary/Treasurer and THA Manager). A sign in sheet with names of members who were present is on file along with these meeting minutes at the Association office. The meeting was called to order by Hauder at 7:03 P.M. with introductions of Board members and approval of the July 10, 2012 special meeting minutes. Motion to approve minutes was by White, seconded by Marymee. All voted yes.

Dicero presented income and spending for 2011 and 2012 and the 2013 budget for the Association to the members with handouts and a comparison sheet. Motion to approve 2012 spending and 2013 budget was by White, seconded by Barber. All voted yes.

Parking issue was discussed by Members and Board. Motion to have parking only on the side of street opposite fire hydrants on all private roadways was made by Barber and seconded by Collins. 14 voted yes, 4 voted no. Motion carried. Moeller suggested sending notice out with January billing for the affected streets. The Board agreed. Members and Board discussed yard and property upkeep and noted it is the responsibility of the homeowner to maintain their yards by pulling weeds, taking care of plantings and picking up trash.

Members and Board discussed making improvements to the common areas along Yankee Hill Road, the detention cell and the cul-de-sac. Motion to enable the Board and Dicero to get cost of fencing, both artificial and natural along Yankee Hill Road to improve the looks and safety of the outlot was made by Hoppe and seconded by Townsley. Motion carried. The Board noted that a special meeting will be needed to present and vote on proposed improvements. Motion to have the Townhome Association maintain the uniformity of street trees at Sterling Hills by trimming and replacement was made by Brunner and seconded by Weeks. 9 voted yes, 8 voted no. Motion carried.

Dicero presented issues with domestic pets by addressing complaints about barking dogs and dog waste not being picked up. Dicero suggested letters sent to pet owners, addressing the barking, as a nuisance as described in the Covenants and by noting in the letter if the barking continued, the Association will contact Animal Control. Dicero also suggested letters to homeowners who are known to leave animal waste in their yard, giving them 7 days to clean it up or the Association will do it and bill them for the expense. Members agreed. No vote was taken.

Dicero reviewed services and costs for lawn service, snow removal, sprinkler maintenance and refuse pick-up. Motion to continue with service providers was made by White and seconded by Marymee. All voted yes. Motion carried. Dicero presented costs research for proposed playground at Sterling Hills. Motion to turn down playground but consider it in the future was made by White and seconded by Pierce. All voted yes. Motion carried.

Nominations for new Board member were Virgie White, Mary Knabe, and Dave Neth. There were 4 votes for White, 11 votes for Knabe, and 1 vote for Neth. Mary Knabe was elected for a three year term. Motion was made by Ryan McKay to put recycling on the Special Meeting agenda in the spring and seconded by Brunner. 12 voted yes. 1 voted no. Motion carried. Motion was made by Hoppe to adjourn. Deb Hauder seconded. Motion carried unanimously. Meeting was adjourned at 9:10 PM.

Sterling Hills Townhome Association  
Board Meeting Minutes

DATE: Tuesday, November 13, 2012  
TIME: 9:15 PM  
LOCATION: Cavett Elementary School Cafeteria  
7701 South 36<sup>th</sup> Street  
Lincoln, NE 68516

Members of the Sterling Hills Townhome Association Board met on 11/13/2012 at 9:15P.M. at the above location.

Motion to retain Dicero as manager of the Association was made by Hauder and seconded by Knabe. All voted yes and motion carried.

Motion for Board members to retain their offices as before was made by Hauder and seconded by Knabe. All voted yes and motion carried.

Meeting adjourned at 9:20 PM