

Sterling Hills Townhome Association Notice of Annual Meeting

DATE: Tuesday, November 11, 2025

MEETING TIME: 5:00 P.M.

LOCATION: **Roper & Sons Funeral Home**, 3950 Hohensee Dr, Lincoln, NE 68516

2025 Annual Meeting Agenda

1. Call to Order and Introduction of Board of Directors - Alber
2. Consider Approval of 2024 Annual Meeting Minutes - Alber
3. Review Financial Update & Budget – Albers Co
 - Consider \$5/month dues raise (from \$80/month to \$85/month)
4. Review Property Manager's Community Report – Albers Co
 - Upcoming Concrete Repairs
 - Tree Replacements
 - Commons
5. Consider Nomination and Election of Board Member - Alber
 - Allison Alber (Vice President) – 2022-2025
 - Bryan Sink (Secretary/Treasurer) – 2023-2026
 - Jason Dugger (President) – 2024-2027
6. Members Open Forum Discussion (Q&A Opportunity)
 - *Anyone wishing to speak must notify the Board at the address below on the subject matter they wish to speak on and time involved for the speaking. Notification must be given at least three (3) days prior to the meeting for the Board of Directors to prepare.*
7. Consider Motion for Adjournment

Agenda is subject to change; current copy of the agenda can be requested from the Property Manager at 402-434-0292.

The Board of Directors shall meet immediately following the annual meeting.

Jason Dugger, President • Allison Alber, Vice President • Bryan Sink, Secretary/Treasurer
Sterling Hills Townhome Association • Albers Co.9060 Andermatt Dr. Suite 105, Lincoln, NE 68526 • 402-434-0292