

Pacific Springs Homeowners Association

A Nebraska Nonprofit Corporation

**WELCOME TO THE 2023 ANNUAL
MEETING OF THE PSHOA MEMBERSHIP
SEPTEMBER 12, 2023 - CHECK-IN 6:30 PM
ELKHORN RIDGE MIDDLE SCHOOL**



www.pacificspringshoa.org

2023 PSHOA Annual Meeting

- Agenda

- ✦ Welcome (PSHOA President, Scott Fuhrman)
- ✦ Sign In / Quorum Check Against Members Current on Dues
- ✦ Drawing Announcement
- ✦ Proof of Notice of Meeting *(Notice was posted on the PSHOA website, included in the Annual Dues Notice, and a formal Notice was mailed to all Members)*
- ✦ PSHOA Current Board
- ✦ Welcome to Our Newest Members (in past 12 months)
- ✦ PSHOA Budget and Expenses
- ✦ The Past Year
- ✦ Covenants Review & PSHOA Authority
- ✦ Volunteer Opportunities
- ✦ And a Final Reminder
- ✦ VOTE!
- ✦ Election of the Board of Directors – One Position Up For Election
Election: *Review, Mark and Turn-in Ballots*
- ✦ **Drawing – Hold Onto Your Ticket (You Must Be Present to Win)**
- ✦ Adjourn

Quorum Check – Yea/Nay

**AS OF TODAY 197 OF 242 MEMBERS HAVE PAID
THEIR DUES IN FULL (PRINCIPAL & INTEREST)**

**THUS 20 PAID MEMBERS @ 1 MEMBER PER LOT,
EITHER IN PERSON OR VIA PROXY ARE
REQUIRED FOR A QUORUM – NO QUORUM, NO
“OFFICIAL” MEETING TONIGHT**

Have You Signed In?



DRAWING AT END OF MEETING

TWO PRIZES

ONE TICKET PER MEMBER PROPERTY

**MEMBERS WHO LEAVE EARLY CANNOT PASS TICKET TO
ANOTHER MEMBER – MUST BE PRESENT TO WIN**

PSHOA 2023 Annual Meeting

► Current Board of Directors/Officers

- President: Scott Fuhrman
- Vice President & Secretary: Bob Lamberty **On Ballot for Re-Election**
- Treasurer: James Canney
- Director at Large: Jeff Freygang
- Director at Large: Paul Witt
- Director at Large: Wendy Getzfrid
- Director at Large: Steve Goesser
- Director at Large: Dawn Claussen
- Director at Large: Karl Dankof

Welcome to Our Newest Members

**PURCHASED PROPERTY IN
PACIFIC SPRINGS SINCE THE
LAST ANNUAL MEETING**

Welcome To Our Newest Members

9/2022	17855 Harney Street	Craig Hensley & Brandi Nielsen
9/2022	17074 Douglas	Connor & Emily Mahon
10/2022	17637 Jones Street	Kumar Ambrish & Neha Gupta
10/2022	17008 Harney Street	Zachary & Elizabeth Schreiber
10/2022	17502 Howard Street	Bruce & Deborah Klosterbuer
12/2022	716 S 178th Street	Catherine Stoos
6/2023	17866 Harney Street	Sherman & Janet Carr
7/2023	17505 Howard Street	Chaaban Said
7/2023	17811 Harney Street	Lane Percy
8/2023	17518 Harney Street	Daniel & Erin Mancuso

PSHOA 2023 Annual Meeting

**PAST YEAR BUDGET/ACTUAL
EXPENSES & NEW YEAR BUDGET**



Board Approved 2023/2024 Budget

September 1 thru August 31

Expenses	Budget
Grounds Maintenance & Improvements	\$31,000
Lighting	\$125
Tree Reimbursements	\$4,000
Community Events	\$2,575
Legal Fees / Liens	\$2,000
Insurance	\$2,100
Holiday Deco @ All 4 Entrances	\$6,000
Office Expense / Misc	\$2,100
Postage	\$1,000
OPPD	\$1,400
MUD	\$1,800
Management Company Fees	\$8,400
Total Budgeted Expenses	\$62,500

PSHOA 2022/2023 Budget v. Actual

Expenses	Budget	Actual
Grounds Maintenance & Improvements	\$31,000	\$37,442.49
Lighting	\$ 125	\$ 2,101.41
Tree Reimbursements	\$ 4,000	\$ 300.00
Community Events	\$ 700	\$ 2,482.94
Legal Fees / Liens	\$ 3,875	\$ 10.00
Insurance	\$ 2,100	\$ 2,160.00
Holiday Decs @ All 4 Entrances	\$ 6,000	\$ 4,617.06
Office Expense / Misc	\$ 2,100	\$ 799.50
Postage	\$ 1,000	\$ 317.60
Utilities - MUD & OPPD	\$ 3,200	\$ 3,221.47
Management Company Fees	\$ 8,400	\$ 8,400.00
Total Budget/Expenses	\$62,500	\$61,852.47

Number of PSHOA Members/Dues Paying Lots 242

2021/2022 Annual Dues per Lot: \$250

Total Income from Dues (assumes no delinquents) **\$60,500 plus \$2,000 from PS Village for a Total of \$62,500**

Actual v. Budgeted Income/Expenses (9/1/22 to 8/31/23)

Budgeted Expense	\$62,500
Budgeted Income	\$62,500 (\$250x242 plus \$2K)
Actual Expenses	\$61,852.47
Actual Income	\$62,540.78*
Under Budget	\$ 647.53
End of Year Reserve	\$15,703.79 (Savings)
CD	\$ 50,975.28

***Includes Non-Dues Income; e.g., Retirement Village
Contribution & Interest**

Annual Dues – 9/1/23 to 8/31/24

- For 2023/2024, the PSHOA Board elected to maintain dues of \$250 annually.
- The annual dues at \$250 per lot provides for \$60,500 annual income based on 242 member One (1) Member is delinquent from 2022-2023.
- Pacific Springs Village contributes \$2,000 per year to support maintenance of the 174th Entrance
- Total theoretical income is \$62,500
- The HOA continues to have a “reserve” for unexpected expenses.

PSHOA - Current Suppliers

SBS LLC – Board Support

Chastain-Otis – Liability, Property & D&O Coverage

Lawn Land and Beyond– Grounds Maintenance

LamarSOFT LLC dba Sensible Websites – Website Support

MUD – Water for Entrance Irrigation

OPPD – Electric for Entrance Lighting

Landscape Illuminations – Landscape Lighting Maintenance

Wells Fargo – Banking

Others as needed (Legal, Holiday Dec's, Etc)

PSHOA 2023 Annual Meeting

THE PAST YEAR



The Past Year – September 1 – August 31

- Continued “PROW Tree Reimbursement” program as incentive to property owners to comply with their responsibility to replace dead/dying trees along the PROW.
- Sidewalk Issues
- Hosted Egg Hunt April 1, 2023
- Hosted HOA adult social at Pacific Cellars May 13, 2023
- Hosted Neighborhood BBQ & Tailgate September 10, 2023
- Fall ~ Pumpkin Patch Putt-Putt Golf (October)

Volunteer - We Need You!

**YOU DON'T HAVE TO BE ON THE
BOARD TO GET INVOLVED. WE
NEED VOLUNTEERS.**

Finally

- ➡ Remember to check the HOA website for current events/info
- ➡ Please provide/update/confirm your e-mail address to pshoa@cox.net. The Board from time to time announces community issues/emergencies.
 - ➡ **Volunteer/Get Involved –**
 - ➡ **It's Your Community.**

**DO WE HAVE YOUR CONTACT INFORMATION SO WE CAN
KEEP YOU INFORMED?**

IF NOT, SEND TO PSHOA@COX.NET

- **USE THE PSHOA WEBSITE
WWW.PACIFICSPRINGSHOA.ORG**
- **JOIN NEXT DOOR NETWORK FOR
COMMUNITY INFORMATION**

**Keep the Board Informed of
Neighborhood Events/Issues**



Vote ~ Board Vacancies

- **The Ballot for Your Board of Directors**
 - **Vote** – 1 (one) Board position available – write ins welcome.
 - *Please turn in your ballots on the way out and please make sure you include your name/address and vote by checking, circling or writing in the candidate of choice*
 - *Votes will be counted and results will be announced on the PSHOA website.*



PSHOA 2023 Annual Meeting

MEMBERSHIP QUESTIONS/COMMENTS?

*****PRIZE DRAWING*****

WE ARE ADJOURNED UNTIL NEXT YEAR!