

**Farmington Woods Homeowners Association (FWHA)**  
**2019 Annual Meeting**  
**January 17, 2019 – 7:00 p.m. – Grace Abbott Media Center**

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Don Guier called the meeting to order at 7:00 p.m.

- 1) Don introduced the board members.

**Board of Directors**

Don Guier (term Jan 2017-Jan 2019)  
Ed Bohlman (term Jan 2017-Jan 2019)  
Don Heine (term Jan 2018-Jan 2020)  
Shelly Anzalone (term Jan 2018-Jan 2020)  
Gayle Kerr-McFadden (term Jan 2018-Jan 2020)

**FWHA Officers**

Don Guier – President  
Ed Bohlman – Vice President  
Gayle Kerr-McFadden – Secretary  
Shelly Anzalone – Treasurer

- 2) First topic of discussion was the FWHA covenants. It was brought to the FWHA Board's attention that there are two sheds currently in the neighborhood. Neither shed was approved by the FWHA Board of Directors before construction. Both homeowners were present at the meeting, and both mentioned that they were not given covenants as part of house purchase process. Don Heine (who serves on the Architectural Control Committee of the FWHA Board of Directors) referred the homeowners back to their real estate and/or title companies for recourse if they were not given covenants in the sale process. Several FWHA homeowners mentioned other outbuilding and covenant violations, and the board discussed some structures had been grandfathered because houses/structures existed before FWHA Board existed. Covenants can be changed if 75% of homeowners vote to approve specific drafted covenant language, and that process needs to be initiated by the homeowners seeking the change, not the FWHA Board of Directors. Additional discussion of outbuilding discussion was moved to the end of meeting for anyone who wants to remain to discuss further.
- 3) Don Guier asked for nominations of new board members. The Board has five members. Per the By-Laws, the members serve for a two-year term. Two positions, currently held by Don Guier and Ed Bohlman, are up for re-election at this meeting. FWHA homeowner Eric Fasse submitted his name for nomination. Members present at meeting used a paper ballot to cast votes for the two positions. Votes were counted by board member Don Heine and secretary Gayle Kerr-McFadden. Vote counts are as follows: 8 votes for Don Guier, 9 votes for Ed Bohlman, 14 votes for Eric Fasse, and 1 vote for Steve (write-in vote). Ed and Eric will be new board members, and Don Guier will step down. The new Board of Directors was seated.
- 4) Treasurer Shelly Anzalone presented the 2018 Financial Report/2019 Budget. FWHA has lost its non-profit status due to lack of official filings since 2007, and this is of concern due to our current funds, especially related to the 156<sup>th</sup> Street reimbursement funds. Shelly met with an accountant to discuss future steps. With accountant's guidance, Shelly will file the paperwork for the FWHA to regain our non-profit status and not have to pay taxes. Expense for accountant is noted in the financial report.
- 5) Don Guier led a discussion about the goals and objectives for FWHA in 2019.
- FWHA will continue to maintain perimeter and entryway fencing, landscaping, lighting, and signage. Homeowner at 154<sup>th</sup> and Seward reported that the entryway pillar is in disrepair. Board will review and address the issue. Group discussed that all lot improvements (structural and landscaping) require approval by the Architectural Control Committee prior to construction. Members can contact Don Heine directly or use the board@fwahaomaha.com email address to submit requests for approval. The FWHA Covenants specify the requirements for seeking approval.
  - FWHA will maintain FWHA web page (FWHAomaha.com). All FWHA operating documents (by-laws, covenants, and articles of incorporation) and meeting minutes are posted on the website. As part of the new website hosting for 2019, the FWHA Board of Directors has an email address (Board@fwahaomaha.com) that members can use for submitting questions or concerns to the board.

- Group discussed the 156<sup>th</sup> Widening Project construction timelines, road closures, and impacts to neighborhood. The neighborhood will have a sound wall around a portion of the perimeter that will be paid for by the city. The outside appearance of the wall will be similar to the stained sound walls currently in place at 144<sup>th</sup> and Blondo. As part of the city's reimbursement funds, FWHA will use part of the funds to stain the homeowner side of the sound wall to match the outside. A link to the City of Omaha street widening project plan is on the FWHA website, and homeowners may consult that page for project updates.

Don Guier adjourned the general meeting at 7:48 p.m.

Members interested in the outbuilding discussion remained afterwards to discuss the issue further with the FWHA Board members. The FWHA Board consists of volunteer members who are responsible for enforcing the covenants, and the covenants state that approval of lot enhancements must be secured before construction. Homeowners may have legal recourse with real estate and title companies involved in the purchase of their homes if they were not made aware of the covenants. Board agreed to discuss the matter further and provide further guidance to the two homeowners in approximately one week.

Minutes submitted by Gayle Kerr-McFadden

