

HARVEST HILLS

ANNUAL MEETING & BOARD ELECTION

JULY 2025



HOA
HIGHLIGHTS



89%

DUES PAID



TOPICS OF MEETING



WELCOME

INTRODUCTION OF HOA

HOA RESPONSIBILITIES

FINANCIAL OVERVIEW

SID INFORMATION &

UPDATE

MAINTENANCE COSTS

2026 PROJECTED FEES

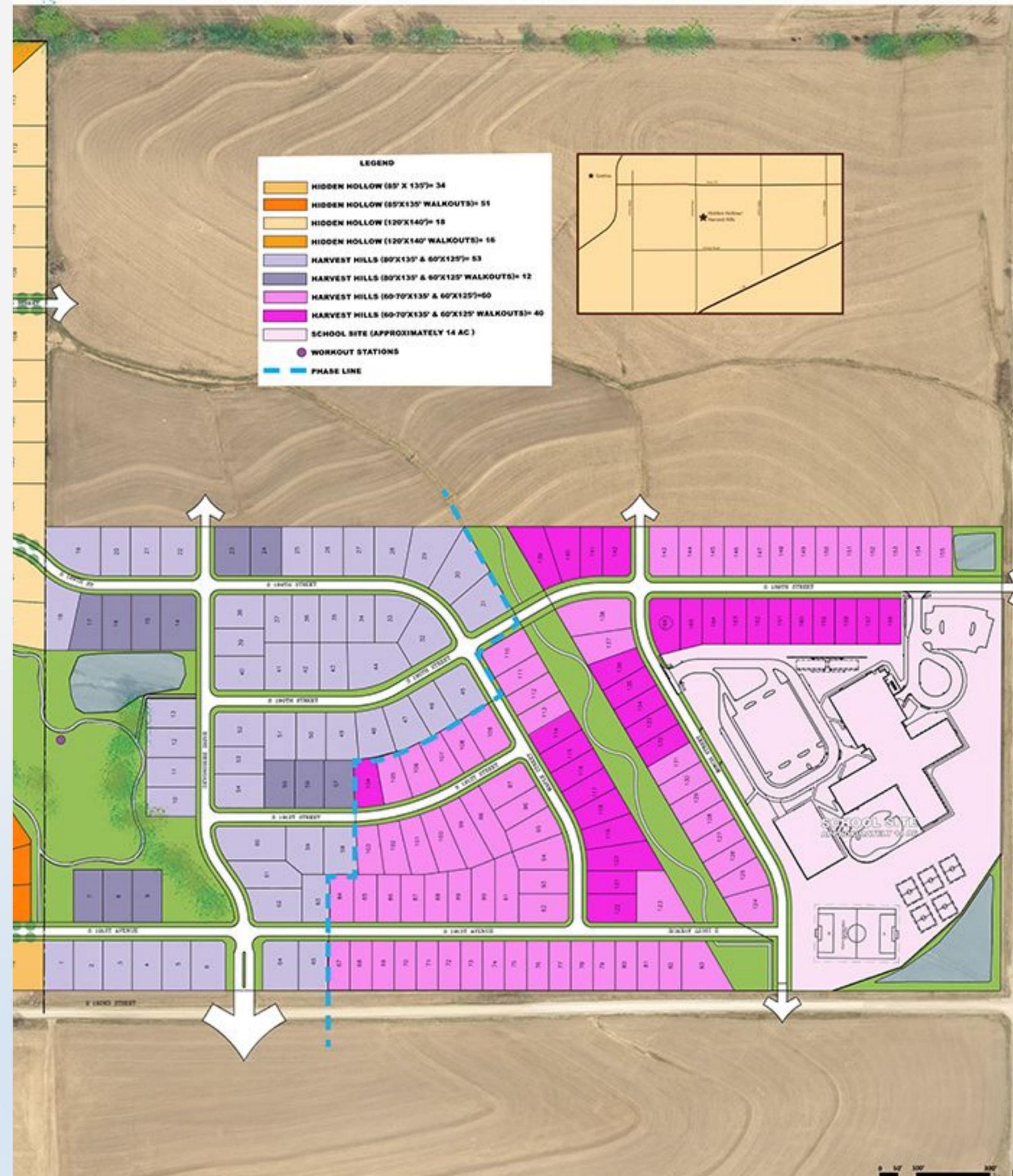
BOARD ELECTION

Harvest Hills WELCOME

Second annual meeting of the Home Owners Association for Harvest Hills. In accordance with the By-Laws of the Association and Nebraska Open Meeting Act, we are meeting to discuss the previous 2024-2025 year in consideration of the financial budget, maintenance, and future projects.

● CURRENT COVENANTS -LOOK ON WEBSITE

● 10% QUORUM OF NEIGHBORHOOD



Introduction

2024-2025 HOA

MEMBERS



BRIAN TUCKER,
PRESIDENT



MICHAEL SMITH,
V, PRESIDENT



JASON CROMER,
MEMBER

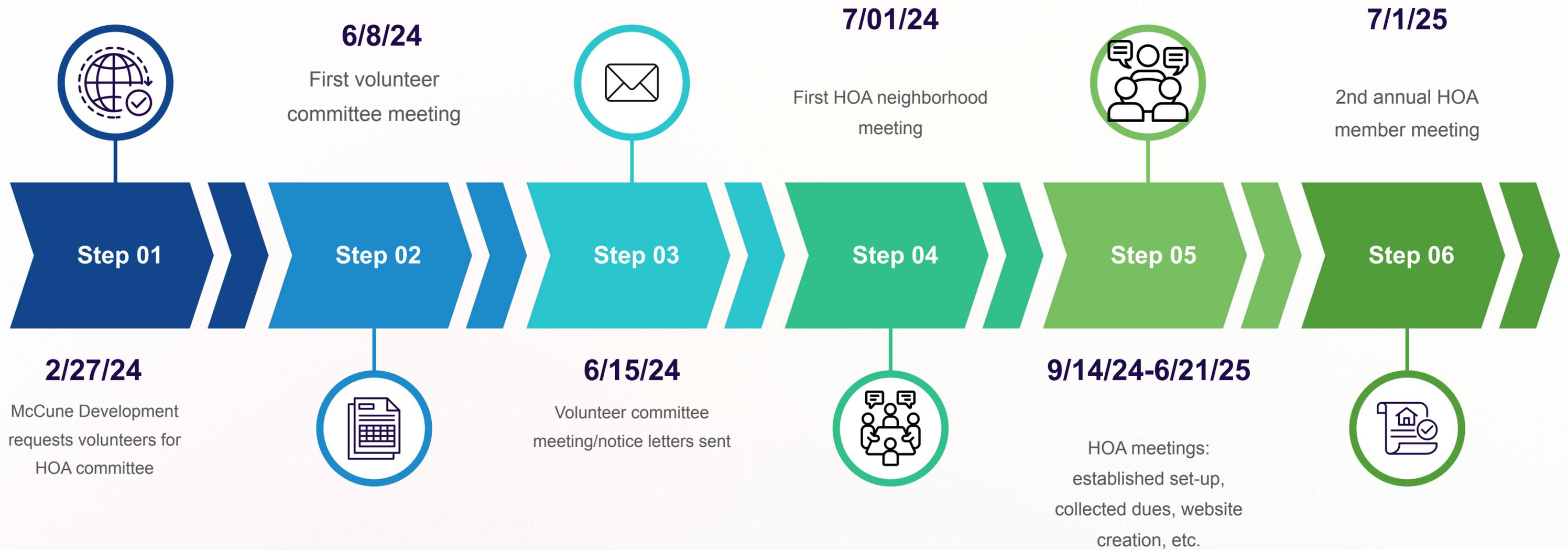


CHRIS BOATRIGHT,
TREASURER



KELLY MOSEMAN,
SECRETARY

HOA Timeline

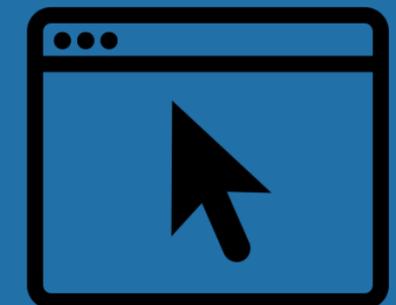


HOA Responsibilities

- ESTABLISHED HOA LAWYER
- ESTABLISHED HOA INSURANCE
- ESTABLISHED EMPLOYER IDENTIFICATION NUMBER (EIN)
- HIRED LAWN SERVICE
- ESTABLISHED HOA BANK ACCOUNT & WEBSITE



+ INSURANCE CARD



FAQ

Mowing

Personal lawn maintenance

Sheds on property

Walking trails

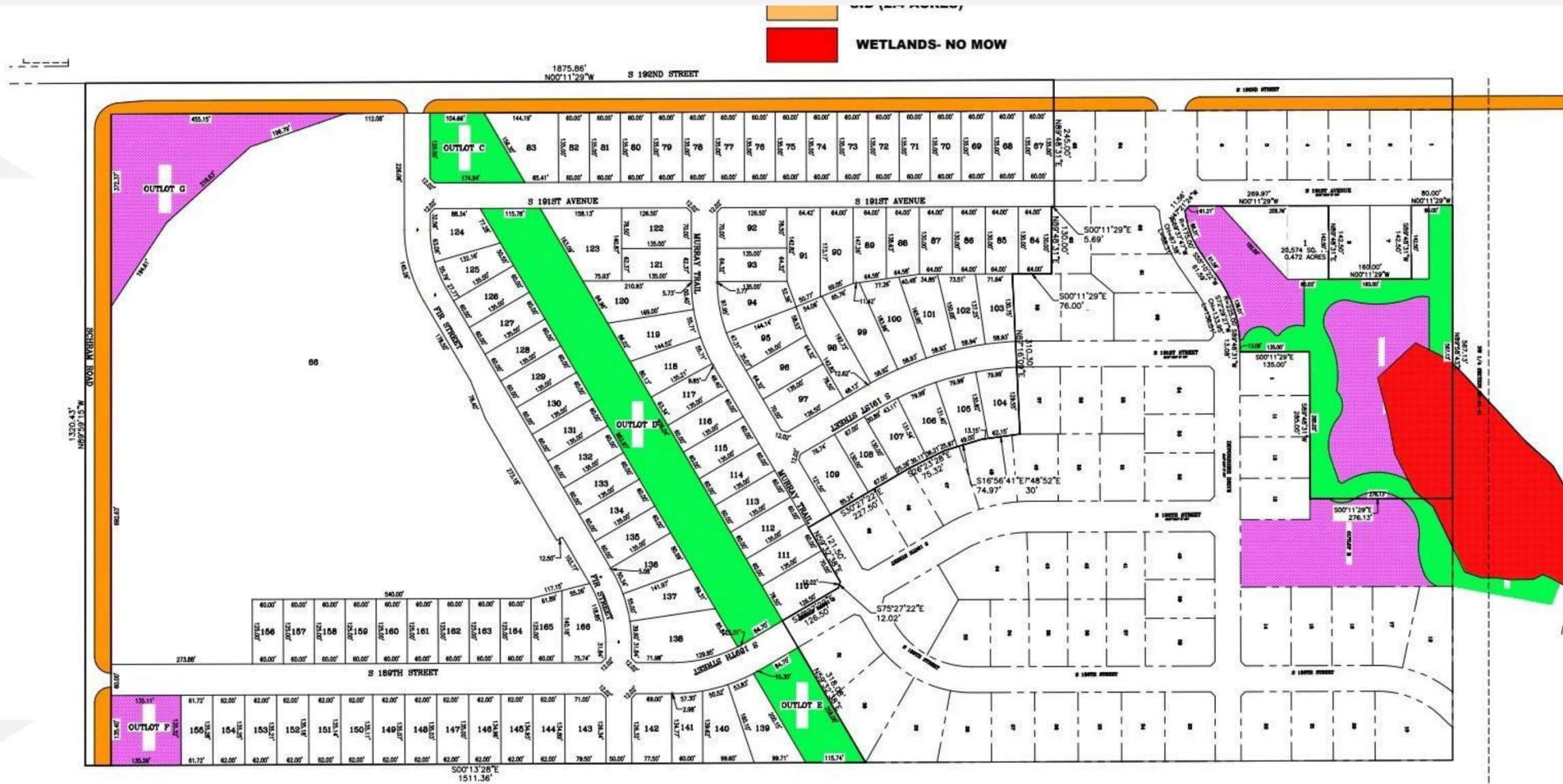
Fences

Empty lots

General Landscaping Rules

Mowing

- Heroes Mowing Company



Sheds on Property

- **Public vote for next year's meeting.**

8. No tree house, tool shed, doll house, windmill, exterior solar heating or cooling devices, or similar structures shall be permitted on any Lot.

Fences

- **Our covenants have established a specific height and type of fence for the neighborhood**

(d) Fencing: No fence shall be installed without prior approval from Declarant. All fencing shall be constructed of black wrought iron or aluminum 4 or 6 feet in height. All fencing shall further comply with the City of Gretna's applicable fence permit and fence setback, height, and other fence requirements.

General landscape information

- **Our covenants have a specific definition for our landscaping expectations. Bigger structures or changes need to be approved by HOA according to covenants.**

Empty Lots

- **Our covenants have established a specific rules for empty lots within the neighborhood**

Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches.

Personal Lawncare

19. Any exterior air conditioning condenser unit shall be placed in the rear yard or a side yard so as not to be visible from the street. No grass, weeds, or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased, or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. [REDACTED]

Walking Trails

16. The walking trails within the development shall be used for walking, biking, and any non-motorized vehicles. ATV's, UTV's, minibikes, dirt bikes, go-carts, and electric scooters are not permitted on the walking trails.

Financial **OVERVIEW**

Statement of Activity

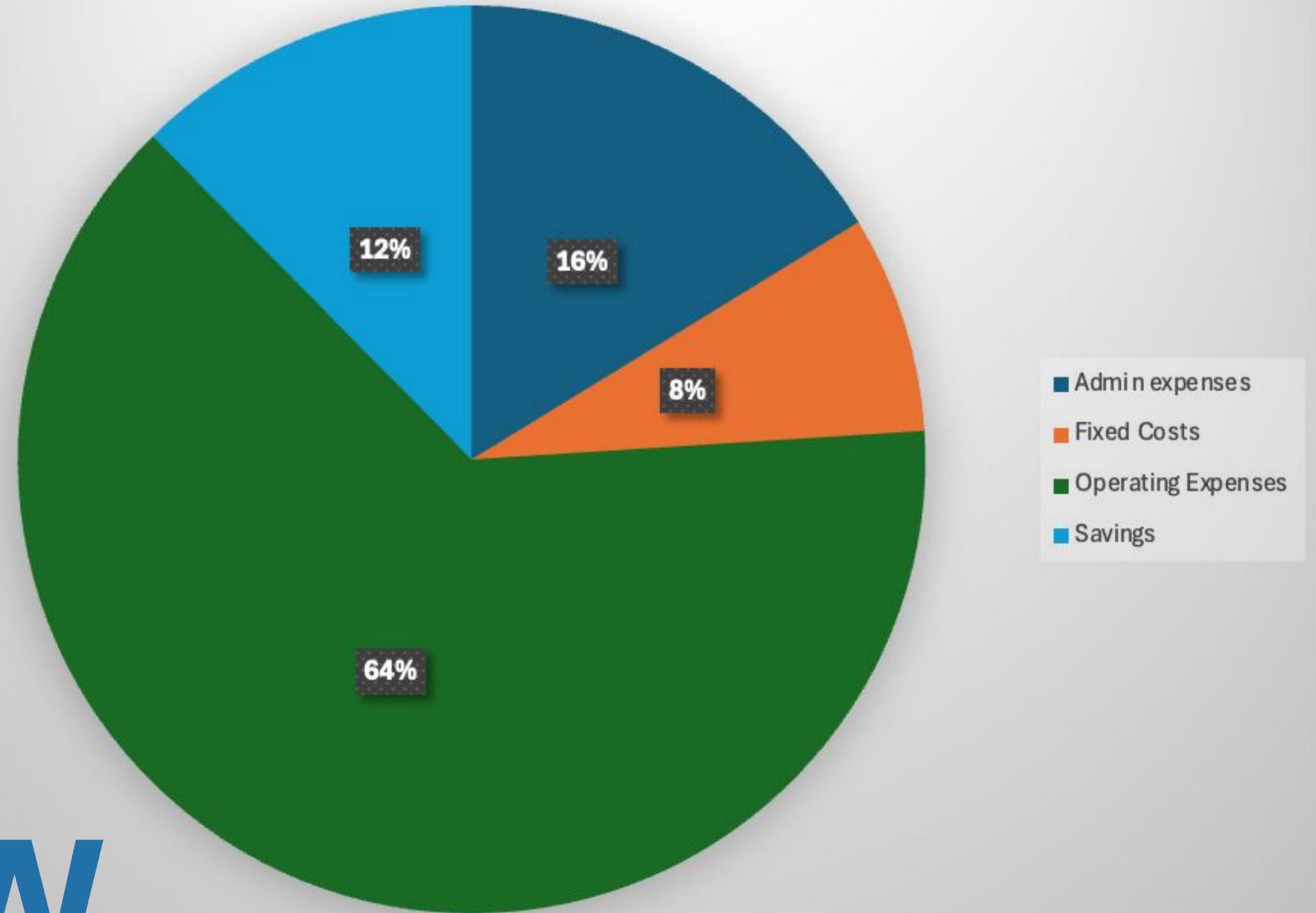
Harvest Hills Homeowners Association

January 1-July 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Billable Expenditure Revenue	58,624.65
Total for Income	\$58,624.65
Cost of Goods Sold	
Gross Profit	\$58,624.65
Expenses	
Advertising & Marketing	585.00
Bank Charges & Fees	0.35
Insurance	4,594.00
Legal & Professional Services	2,428.50
Office Supplies & Software	433.06
Reimbursable Expenses	2,535.52
Repairs & Maintenance	9,062.96
Taxes & Licenses	153.99
Utilities	122.00
Total for Expenses	\$19,915.38
Net Operating Income	\$38,709.27
Other Income	
Other Expenses	
HOA Dues Overpayment	823.80
Total for Other Expenses	\$823.80
Net Other Income	-\$823.80
Net Income	\$37,885.47

Row Labels	Sum of Total
Admin expenses	10474.83
Fixed Costs	4994.99
Operating Expenses	41000
Savings	8000
Grand Total	64469.82

2026 Annual Budget



Financial OVERVIEW

2026 Projected expenses

Details for Sum of Total

Expenses	Category	Total
Management	Admin expenses	\$5,400
Office supplies	Admin expenses	\$400
Quickbooks	Admin expenses	\$420
legal fees	Admin expenses	\$3,500
processing fee	Admin expenses	\$28.08
website	Admin expenses	\$321.75
PO Box	Admin expenses	\$250
Signs	Admin expenses	\$155
Federal income taxes	Fixed costs	\$150
Insurance	Fixed costs	\$4,594
property taxes	Fixed costs	\$125.99
Secretary of state filing	Fixed costs	\$125
Mowing	operating expenses	\$26,000
snow removal	operating expenses	\$1,500
tree services	operating expenses	\$3,000
Retention ponds	operating expenses	\$6,000
neighborhood development	operating expenses	\$4,500
Reserve	savings	\$8,000

SID

information and updates

- 1 SID will maintain 192nd street for mowing and landscaping
- 2 SID contains only Hidden Hollow and Harvest Hills neighborhoods
- 3 Currently fixing concrete in the neighborhood
- 4 Requested SID to fix: Murray trail sign, put in speed limit signs, and no parking signs near school

Position	Name	Phone #
Chair	Jesse C. McConnell	NONE LISTED
Clerk	Robert W Thomas Jr	NONE LISTED
Trustee	Cassandra Dytrych	NONE LISTED
Trustee	Jolene (Haynes) Koziel	NONE LISTED
Attorney	Martin Pelster	402-391-6777
Engineer	Lamp Rynearson	402-496-2498



Projected HOA Fees

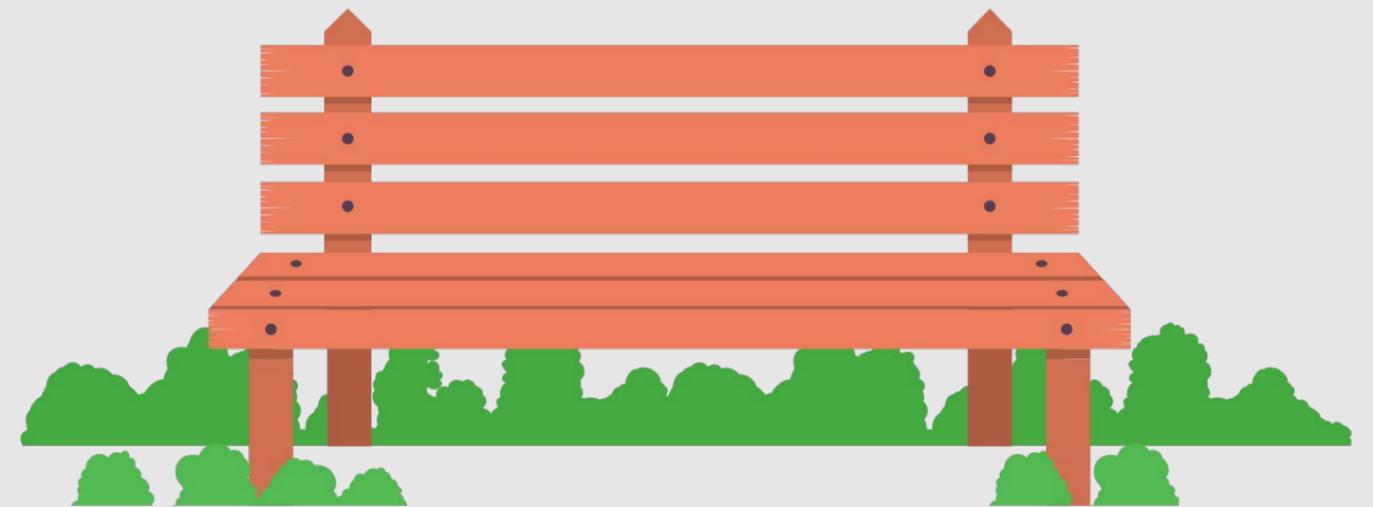
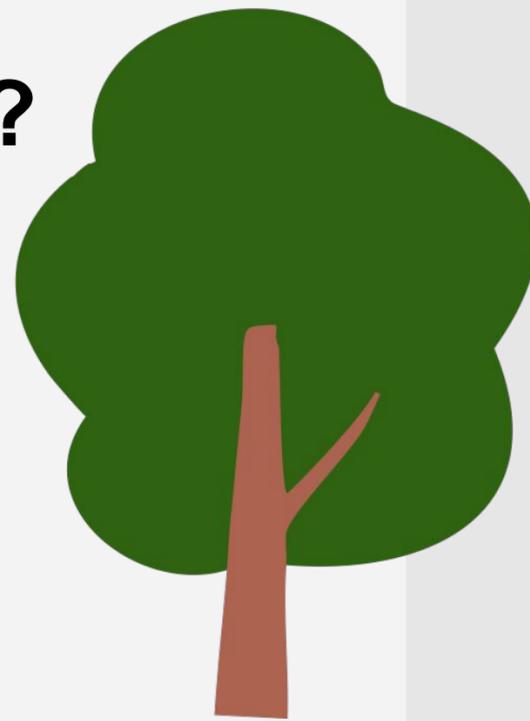
\$450 per year

12.5%
increase



Neighborhood **IMPROVEMENTS**

**Would love to work on
neighborhood
improvements. Any ideas
for the future HOA board?**



Nominations for HOA Board

Lori Curtis

Haley Bekins

Any other nominations?

Contact INFORMATION

Once new members are established please contact them



gretnaharvesthillshoa@gmail.com

