NOTICE OF Andresen Meadows HOA ANNUAL MEETING

On Tuesday July 22nd, 2025 at 6:00PM Andresen Meadows HOA will hold their Annual meeting in the neighborhood at 2422 N 177th. Feel free to bring a lawn chair for we will be outside. There will also be a Food truck there, so after the meeting we can socialize.

Andresen Meadows HOA is a private, non-profit corporation governed by an all volunteer Board of Directors. If you own real estate in Andresen Meadows Neighborhood, then you are a member of Andresen Meadows HOA.

At this time we will be asking for volunteers to fill two open positions and will be reviewing the Annual Budget attached. If you would like to volunteer to help the Board please submit your name to Sage at Andresenmeadows@sagehoaservices.com or by mailing it to

Andresen Meadows HOA
12335 Gold St
Omaha NE 68144

It is a great opportunity to give back to the community and to help out your neighbors.

If you are not able to attend we ask that you fill out and return the proxy ballot by either mailing it in or by emailing the signed copy to Andresenmeadows@sagehoaservices.com. It is important that we gather enough ballots so we can have a quorum at the meeting and conduct business. If you did not receive this notice via email that means we don't have your email. Please submit your most current email to the email address above. We look forward to seeing you on the 9th of July.

Sincerely

Andresen Meadows HOA

Your Andresen Meadows HOA Board

Linda Brook

Nicole Kirchhoefer

Mike Klemme

Dusty Kugler

Brian Peters

Ellie Watts

Contact email: AndresenMeadows@sagehoaservices.com

Annual HOA Meeting Agenda



1. Welcome
2. Board Member Introductions
3. Duties of the HOA
4. Nominations for HOA Board Members
5. 2024Review
6. 2025 Budget
7. Signage on 180th St
8. Conclusion

Andresen Meadows HOA

		2024 Budget	2024 Actual	2025 Budget
Income		**$187.50**		**$200.00**
	Dues	**$30,816**	**$30,150**	**$32,870**
Expenses				
	Bank Charges	$450	$541	$525
	Dues and Subscriptions	$0	$0	$28
	Insurance - Liability	$1,000	$1,454	$1,500
	Lawn Care	$10,000	$11,615	$11,000
	Legal and Professional Fees	$4,800	$4,800	$5,200
	Postage	$400	$979	$649
	Christmas Decorations	$1,075	$1,100	$1,200
	Social Events	$2,500	$1,252	$2,500
	Taxes / Licenses	$375	$380	$390
	Other	$100	$0	$100
	Total	**$20,700**	**$22,121**	**$23,092**
Net Operating Income		**$10,116**	**$8,029**	**$9,778**

Andresen Meadows HOMEOWNER ASSOCIATION
PROXY VOTE

Home Owner Name: _____

Home Owner Address: _____

I give the Treasurer of Andresen Meadows HOA, authorization to vote on my behalf on all issues that might be put to a vote by the Homeowners Association during the 2025 Annual meeting.

Home Owner Signature: _____

Date: _____

Please return this form prior to the annual meeting for it to be valid by emailing it to andresenmeadows@sagehoaservices.com or mailing it to

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Omaha NE 68144