

Bluestem Prairie HOA

2025 Annual Meeting Minutes

Date: Saturday, January 10, 2026

Time: 9:00 AM – 10:30 AM

Location: Habitat Meeting Center, 1701 N. 24th Street, Omaha, NE 68110

Call to Order

Ken Mar (HOA Board President) called the meeting to order at 9:00 AM. Daniel Brewer served as Secretary and transcribed the minutes.

Attendance

Board Members Present:

- Ken Mar (President)
- Sheryl Fitzgerald (Treasurer)
- Nick Marion (Vice President)
- Daniel Brewer (Secretary)

Homeowners Present:

- Summer Taylor, 5006 Bauman Avenue
- Amy Krejcarek, 6513 N 50 Terrace (Villa)
- Heh Gaemoe, 6719 N 50 Avenue
- Paw Ma Kya, 6706 N 50 Avenue
- Habib Rahmani, 5103 Vernon Avenue
- Malcolm Smith, 6510 N 50 Terrace (Villa)

Exchange/Heart Communities (HOA Management) Present:

- Angel Starks, Team Lead

Approval of Previous Minutes

Not discussed; assumed approved by consensus. Sheryl will obtain a copy.

Financial Report (Presented by Sheryl Fitzgerald)

2025 Financial Review:

- HOA grew from thirty-nine homes in 2024 to 67 homes in 2025.

- Two homes are still unsold; one not yet built.
- The HOA's 2025 Profit and Loss Statement reviewed by highlighting total revenue approximately \$28,000 from homeowner dues, total expenses approximately \$17,000, and a net income of about \$11,000, with *Accounts Receivable (A/R)* - \$5,500.
- Sheryl provided copies of the *Profit and Loss Statement* and *Balance Sheet*, as of December 31, 2025, for meeting attendees.
- The financial data is unaudited; however, third-party auditing is forthcoming.
- The HOA has no current liabilities.

Projected 2026 Financials:

- The HOA will grow in membership with the 2026 construction of twenty-three homes in Bluestem Prairie 2nd Addition, Phase 1.
- There are no reported major budgetary concerns.

Alternative Payment Options:

- The HOA's bank accounts are moving to American National Bank to enhance payment convenience by offering a monthly dues payment choice via automated clearinghouse (ACH)
- The monthly ACH option is voluntary and at no cost to homeowners. Current dues payment methods will remain workable options
- The HOA will send dues bills and ACH sign-up information to homeowners in late January.

Neighborhood Review (Angel Starks & Nick Marion)

- Street Lighting: Heart Communities and Homeowners will continue to watch for outages. Homeowners are encouraged to report malfunctioning streetlights to the City of Omaha via the Mayor's Hotline (<https://www.omahahotline.com/>) and also to Heartland Communities.
- Neighborhood Watch: Homeowner participation is encouraged; details forthcoming.
- Speed Bumps: Homeowner concern expressed speeding on the three roadways through the subdivision. Decision made to move forward with Speed Bumps.
- Illegal Parking & Driveway Blocking: Reminder to Homeowners to avoid blocking driveways and to report offenders to Heart Communities and the City of Omaha.
- Property Improvement Process: Send requests for property improvements to the HOA Board via Heart Communities. Driveway expansions and fences require city permits and compliance with City of Omaha Ordinances. Fence companies can coordinate and provide a survey as part of their service.
- Garden Boxes: Available for interested homeowners; contact Nick for details.

- Dumpster Day: Scheduled for Friday, July 3 – Monday, July 6, 2026. Habitat will schedule a planning meeting in late June.

Construction & Redesign Updates (Nata)

Water Containment: Nata gave an overview of Habitat’s water containment program describing the phased approach to mitigate excess ground/storm water affecting homes and yards. Habitat completed Phase 1 last fall; Phase 2 is on-going with a planned completion in the spring of 2026. Phase 3 will start spring 2026; it will provide for the review of each property to ensure the water mitigation program is working. Direct questions to Nick.

Bluestem Prairie Second Addition, Phase 1: Construction has started in the Second Addition, Phase 1. Habitat is planning to complete twenty-three homes in 2026. Habitat has made its vendors aware of the care and caution necessary when driving vehicles through the existing neighborhood.

Homeowner Advisory Board

Heart Community is creating an Advisory Board and recruiting homeowner volunteers to join. The Homeowner Advisory Board will prepare homeowners for future HOA Board positions. Interested homeowners can contact Angel.

Open Discussion & Questions

- Political Signs: The HOA allows political signs that follow the City of Omaha Ordinances.

- Tax Advocacy: Habitat continues to file annual paperwork to “cap” property tax increases at 1% for Habitat homes. Power-of-attorney remains in effect for most homeowners.

- Property Lines: Homeowners can determine their property lines by hiring a surveyor; a general idea of lot configuration and dimensions can be found on Douglas-Omaha GIS: <https://www.dogis.org/Html5Viewer/?viewer=dogis&viewer=dogis>

- Garden Box Requests: Homeowners may sign up with Habitat (Nick) who will be contacting families. Habitat has scheduled the Garden Box construction for Mother’s Day weekend (May 9-10, 2026).

Adjournment

Meeting adjourned at 10:30 AM. Villa homeowners met from 10:30 AM – 11:00 AM to discuss grounds maintenance by Bill-Mar Landscaping.

Bluestem Prairie Villa HOA

Call to Order

Ken Mar (HOA Board President) called the meeting to order at 10:30 AM. Daniel Brewer served as Secretary and transcribed the minutes.

Attendees

HOA Board Members and Villa Homeowners listed above.

Lawn Maintenance and Snow Removal

Bill-Mar Landscaping: Heart Communities has contracted Bill-Mar Landscaping to provide 2026 snow & ice removal, lawn mowing, and irrigation maintenance and repair services.

-Property Concerns: Villa Owners expressed concern that they are experiencing damage to their homes by the use of weed whackers. Also, an Owner noted that the lawn crew sometimes blows grass clippings onto their vehicles.

-Exterior Rock: A homeowner asked if they could place rock around the exterior base of their home to help protect it?

-Lawn Care and Sprinkler Maintenance Bills. A Homeowner reported receiving a bill from a sprinkler repair company. Villa owners are not responsible for payment of lawn care nor sprinkler maintenance, and repairs. If they receive a bill send it to Heart Communities as soon as possible.

Action Items

Item	Responsible	Deadline
Confirm Neighborhood Watch Details	Angel	Next HOA meeting
Coordinate Dumpster Day Logistics	Nick	June 2026
Garden Box Sign-up	Nick	Ongoing
Advisory Board Volunteer Recruitment	Angel	Ongoing

First Year Warranty Questions & Requests	Nick	Ongoing – Contact via Email: nmarion@habitatomaha.org
Neighborhood Issues	Angel	Ongoing – Contact via Exchange/Heart Communities On-line Website: https://www.theexchangeomaha.com/heart
Is Rock Allowed Around the Villa Home’s Base	HOA Board	February 2026
Discuss Villa Homeowner’s Concerns with Bill-Mar Landscaping	Angel	February 2026

2025 Annual Meeting

The HOA holds its Annual Meeting on the second Saturday in January for the preceding year. The 2026 Annual Meeting is Saturday, January 11, 2027.

Approval

The undersigned hereby approves these meeting minutes.

President Ken Mar: _____

Date: _____

Secretary Signature

Secretary Daniel Brewer: _____

Date: _____