

**MINUTES OF 2009 ANNUAL MEETING OF  
BIG THOMPSON CREEK HOMEOWNERS ASSOCIATION**

The Big Thompson Creek Homeowners Association annual meeting for 2009 was held on December 1, 2009 at 7:00 p.m. at Horizon Community Church in Lincoln, Nebraska. The meeting was called to order by Jeff Johnson, President of the Board of Directors. Jeff introduced himself and DaNay Kalkowski, attorney for the developers, Ridge Development Company and Southview, Inc. Members attending the meeting are listed on the sign in sheet attached hereto.

DaNay Kalkowski reviewed the Big Thompson Creek Restrictive Covenants, and the Articles and Bylaws of Big Thompson Creek Homeowners Association. She also discussed how the Association was governed.


Jeff Johnson identified the common areas within the development that have been transferred to the Association and are its responsibility to maintain. The sidewalks along S. 56<sup>th</sup> Street and Yankee Hill Road have not yet been installed by the developers. The sidewalks will probably not be installed until those roadways are improved to urban standards. Once the sidewalks are installed, they will be the Association's responsibility to maintain. The developers received a letter from the City formally approving the improvements to the outlots serving as detention cells.

Jeff Johnson presented financial reports for the Association prepared by Hocking & Reid, L.L.C., the accounting firm that has been retained by the Association, as well as a list of members with unpaid dues. Copies of the financial reports and receivable list are attached hereto.

Throughout the meeting, Jeff and DaNay addressed questions from the members.

Nominations were taken from the floor for the election of new members to the Board of Directors. A motion was made, seconded and approved to allow the election of 5 directors as provided for in the Bylaws. The following five individuals were nominated by the members: Michael Stewart, Chad Scribner, Jen Katz, Nicole Peterson and Katie Lyons. A motion was made, seconded and approved to close nominations and to elect the slate of five directors nominated by acclamation. The motion passed.

There being no further business, the meeting was adjourned.

  
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Jeff Johnson, President