



BICENTENNIAL ESTATES
NEIGHBORHOOD ASSOCIATION

SPECIAL ANNUAL MEETING

Presented by:
The BENA Board



Date: May 20th, 2025

INTRODUCTION

We want to be as transparent as possible about the need to raise the dues in 2026



- The board approved flowliner repairs costing \$40,822. But we are not repairing the entire flowliner.
- We continue to spend \$10,000+/yr on removal of problem & fallen trees. With 63 trees removed in the past six years. We have prioritized removal of the trees, leaving the stump cut at the ground level.
- We originally budgeted \$2500/yr for stump removal but with the rising costs of maintaining the commons the past 3 years, only 18 stumps were removed. We also have not planted new trees in the commons area since 2018.
- We must have the amount of our annual assessment in our account at all times as an emergency fund, but we have not received the dues from 91 of our neighbors as of May 15th.
- We currently have 23 people/properties that have a lien filed on the property, that have not paid dues in 2024 or prior.
- We requested bids for commons maintenance from eight companies in Oct. 2024. The average bid being \$18,000. We chose the lowest bid at \$12,700. We are predicting the cost for commons maintenance to be as much as \$16,000 in 2026.

PROPOSED AMMENDMENTS

Dues Increase

- Amending the declaration to say "Until January 1 of the year immediately following the issuance of an occupancy permit for a Lot of property to an Owner, the maximum annual assessment shall be One Hundred Fifty Dollars (\$150) per Lot.
Article 5 - Section 9 -

Percentage Increase

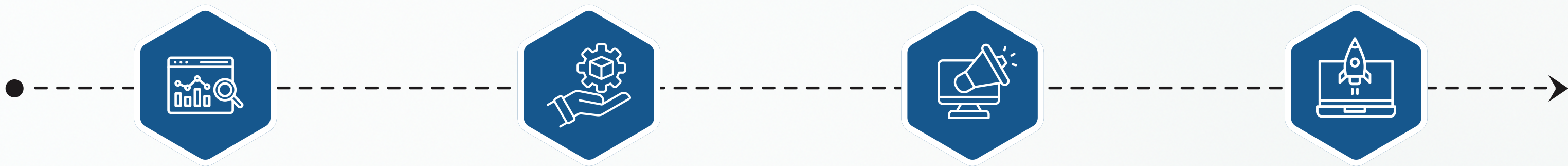
- Amending the declaration to say "the maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without a vote of the membership."
Article 5 - Section 9 - Subsection A -

Board Member Dues Exemption

-"Amending the declaration to say "officers of the board may be exempt from the obligation of dues the year after election and every year presiding as an officer of the board of directors"
Article 8 - Section 9 -

NEED FOR THE AMMENDMENTS

The increased price of maintaining our commons, attracting new board members, & hosting resident activities in the future



Flowliner Renovations

We still have a portion of the flowliner that needs attention. The culvert on 20th. Street

Mowing & Snow Removal

Mowing & snow removal is projected to cost around \$16,000 in 2026

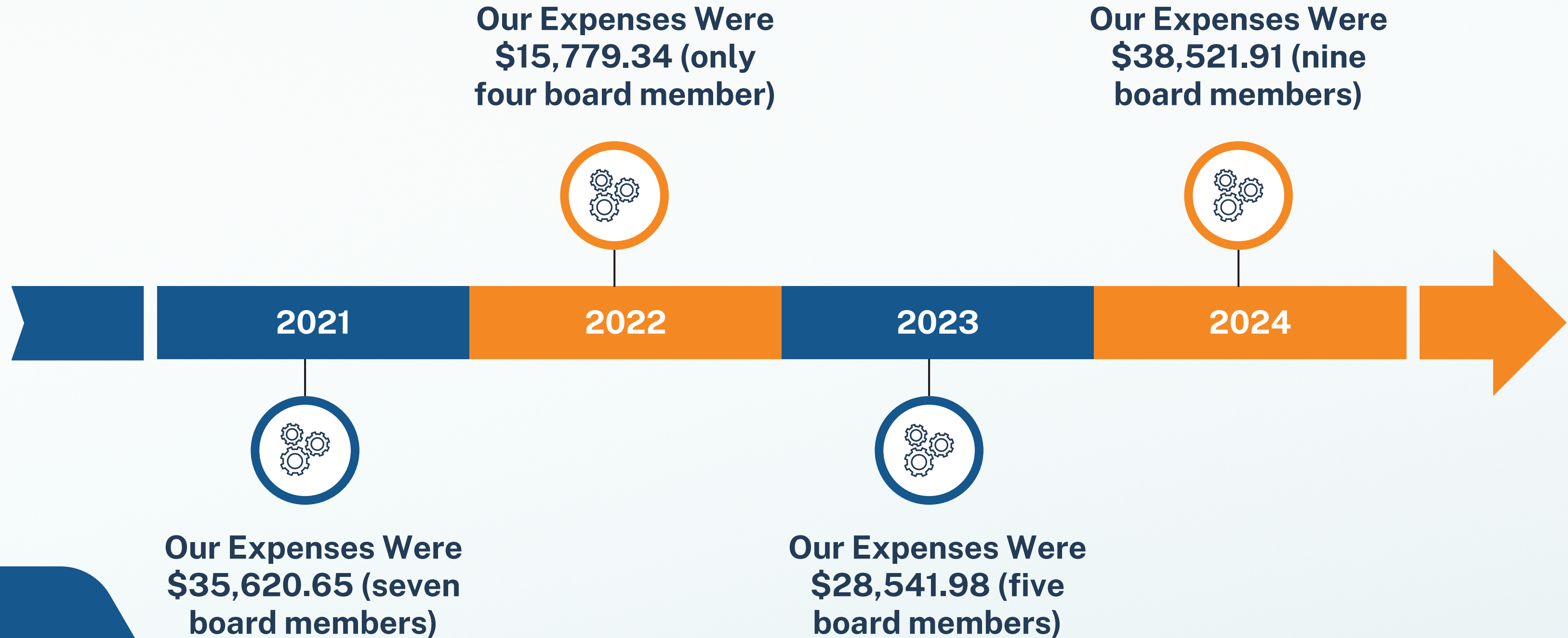
Attracting & Keeping Board Members

We are required to have at least nine (9) board members at all times. It has been very difficult to attract and keep board members

Neighborhood Events

We would like to continue hosting neighborhood events such as the Easter Egg Hunt, 4th of July kids parade, and the holiday lights contest. We would also like to host neighborhood get togethers & block parties

BUDGET TIMELINE



PREDICTING THE FUTURE



> Mowing & Snow Removal

At the current rate of inflation, we are looking at a budgeted yearly cost hike of \$6000 by 2028

> Tree Removal

We must maintain our 10 year plan to remove all dangerous, fallen, and ash trees by 2030. But the cost to remove trees continues to rise year over year

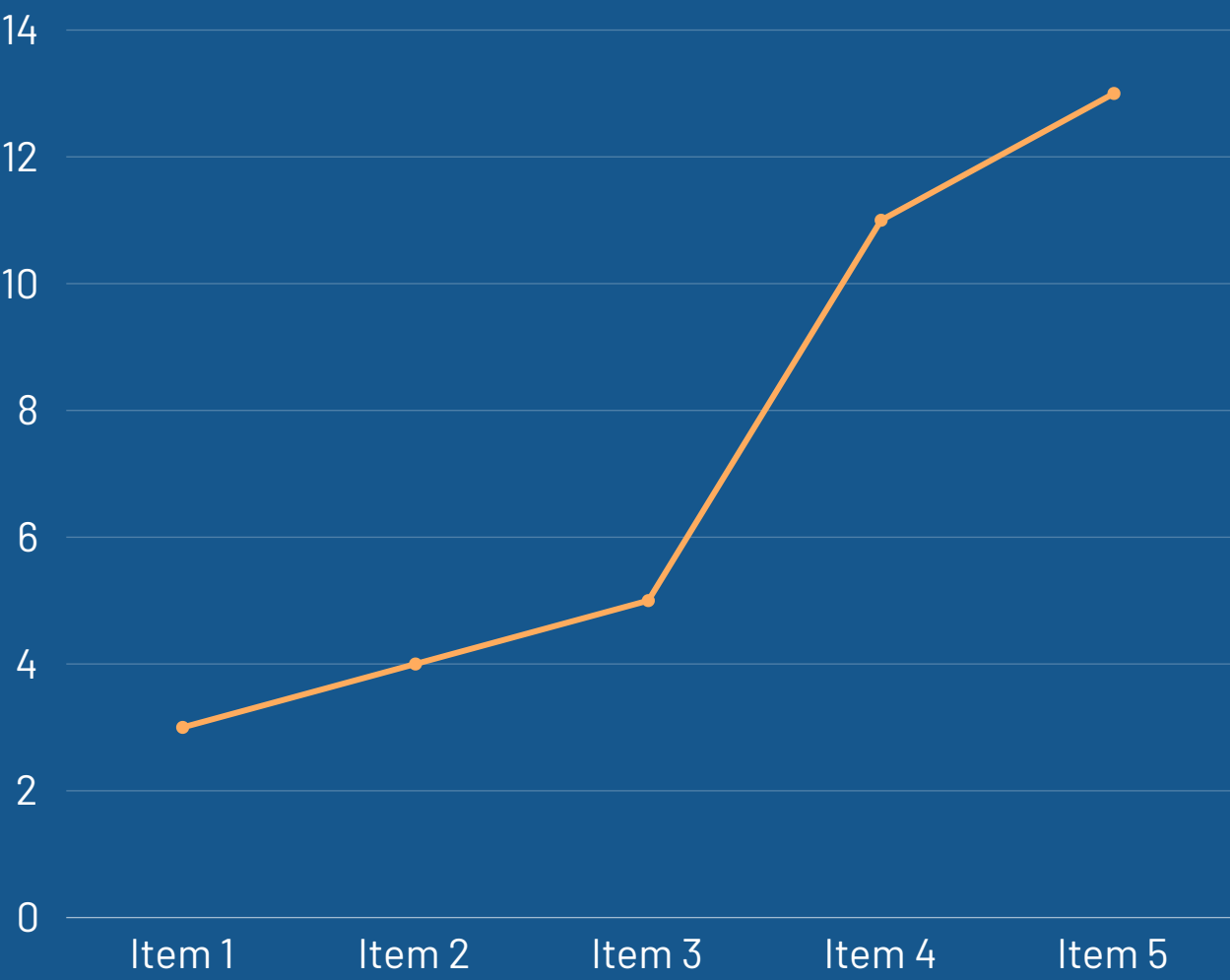
> Resident Activities

The cost to host our annual resident activities has increased steadily. We want to continue to host the Easter Egg Hunt & 4th of July kids parade & picnic

> Dissolving the HOA Board

The need to hire a management company and the HOA being forced to pay for said group to maintain the commons at a large cost to all property owners

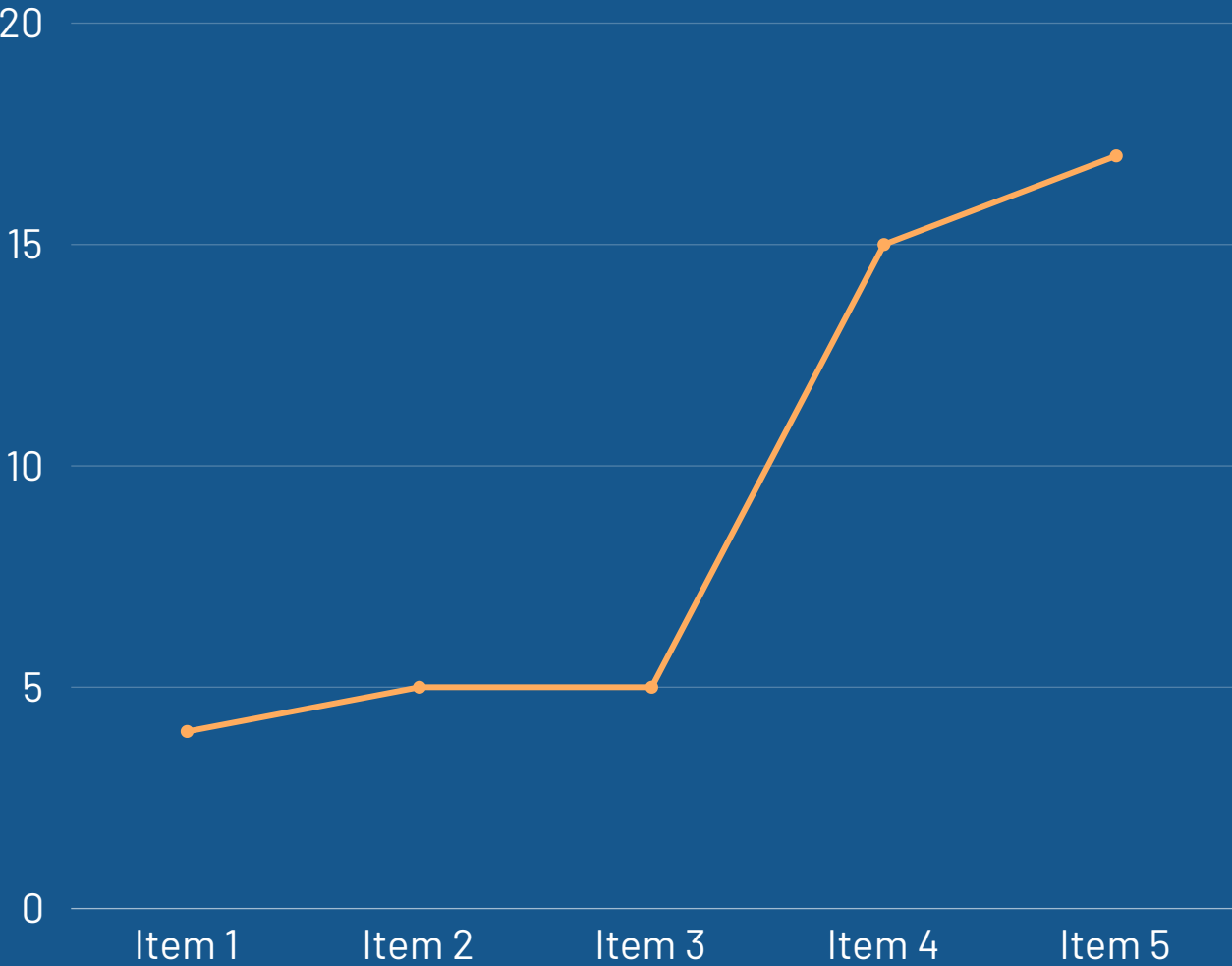
BUDGET BREAKDOWN



The items we spent the greatest amount of money on annually

Category	2025 Budget
Insurance, Postage, & Rental Expenses	\$3000
Commons Improvements & Resident Activities	\$3500
Bookkeeping	\$4200
Tree Removal & Maintenance	\$10,500
Mowing & Snow Removal	\$12,700
Total	\$33,900

BUDGET BREAKDOWN



The items we spent the greatest amount of money on annually

Category	Projected Costs
Insurance, Postage, & Rental Expenses	\$3550
Commons Improvements & Resident Activities	\$4500
Bookkeeping	\$4450
Tree Removal & Maintenance	\$14,500
Mowing & Snow Removal	\$16,000
Total	\$43,000

Comparing HOA's



Praire Ridge

3.5 Acres of commons -
\$40 dues yearly - \$10500
spent on commons
maintainace yearly



Hilltop Heights

8 Acres of commons & 3
Acre pond - \$240 dues
yearly - \$13,000 to
\$20,000 on commons
maintance yearly,
depending on how many
trees they remove



North Hills

3.5 Acre pond, 3.3 acres
of maintained commons, &
8 landscape areas- \$125
dues yearly - unknow what
is budgeted for commons
maintance yearly



Stone Bridge Creek

35 Acres of trees,
undeveloped areas &
waterways. Only maintain
grass areas/sidewalks at
entries to neighborhood -
\$100 dues yearly -
\$25,000 yearly on
mowing, snow removal, &
tree removal

FUTURE OF HOA

No	Risk	Mitigation
01	Running at a deficit	Cut unessential items from the budget. I.E. resident activities, commons improvements, and the website/social media
02	Inability to maintain the infrastructure of our commons	Fallen & dangerous trees not removed. Flow liner falling into disrepair
03	Budget Overrun	Inability to maintain an “emergency” fund in our bank account
04	Inability to attract board members	Not maintaining a full board of volunteers
05	Our commons falling into disrepair	Inability to maintain mowing, snow removal, and general maintenance of our commons





BENEFITS AND IMPACT OF PASSING AMENDMENTS



- **Increased Revenue Through Dues**

Having the ability to continue the current path of commons maintenance and tree removal. Continued resident activities that we all love, what makes our neighborhood one of a kind. Possibly adding more resident activities



- **Increasing Dues With The Rate Of Inflation**

The ability to raise the dues by a maximum of 10% if needed to pay our expenses annually



- **Attracting Board Members**

We must attract new board members yearly. The board of directors is meant to be rotating through the years. Dues exemption is a volunteering of volunteering to be a board member

Conclusion and Q&A



Proposal Summary

I hope we have expressed the need for our proposed amendment to our Declaration and By-Laws



Call to Action

We need a response from 70% of our 369 neighbors to establish a quorum. We must have a quorum to hold an actual vote



Q&A Session

We welcome any questions and constructive concerns

BIG THANKS TO EVERYONE THAT ATTENDED



bicentennialstates.info



bicentennialstates.board@gmail.com



308-529-2627



PO Box 4735
Lincoln NE 68504-0735

Date: May 20th, 2025