**Northern Lights Home-Owners Association (HOA)**

**Minutes of the Monthly Meeting of the HOA Board**

**August 10, 2024**

**9:00 am**

**Location of Meeting:**

Hy-Vee Meeting Room

1601 N 84th St

Lincoln, NE 68505

**Present at Meeting:** **Members**: President – Christine Schmidt, Treasurer - Tom Choutka, Secretary – Donna Boone, Members-at-Large: Mark Garner and Shaun Haller.

**Members absent:** Vice-President – Mary Bowsman, Members-at-Large: Annette Wadas and LeeAnn Heldenbrand.

**Agenda**

Emailed to all members prior to meeting.

1. **Review of Previous Minutes**

All minutes from April to July will be completed and posted to the website as soon as possible. Thank you for your patience.

1. **Updates**
2. **Financials - Tom**

The only new expense is Christiansen’s Tree Service.

1. **Crab Trees - Christine**

All the crab trees in the back, at the playground, and behind Connor St/Connor Pl on the retaining wall need to be managed by trimming. Christine has requested a quote from Christiansen’s Tree Service.

1. **Facebook Post – Christine**

There will be a Facebook post from Christine with the information about stumps that will be ground soon.

1. **Replacement Trees**

Discussion was held regarding replacing the small trees in the front yards along the street. Questions to ask when researching are what kind, cost, when to replace, and if there is a guarantee with the purchase. Tom suggested contacting Eagle Nursery.

1. **Juniper Bush Update – Christine**

Christiansen’s let Christine know that they will treat the juniper roots with something that will allow future growth of something new.

1. **Property lines - Discussion**

This is a subject that has recently come up regarding where the HOA responsibilities begin and where they end for certain landscaping issues. The attorney was contacted and gave an answer, but it did not establish anything about property lines. This will be researched, and an update given at the September meeting.

1. **New Items**
2. **Air BnB – Donna**

A homeowner contacted the board requesting permission to use their home as an

Air BnB. The board discussed the pros and cons of such a situation. Since there is nothing in the covenants legally prohibiting or allowing this, the board discussed sending a letter to the homeowner stating they must understand they would have to take sole responsibility for any damages to property, inside or outside (yard, commons) caused by the inhabitants.

 A letter will be sent to the homeowner with this information.

1. **Playground maintenance – Donna**

resident requested that the board replace the chains on the swings at the playground. Children were getting rust on their hands and clothes. Donna will find someone to replace the chains as soon as possible.

**The meeting was adjourned at 10:00 am. Next meeting will be the on Saturday, September 14, 2024, at 9:00 am in the Café area at 84th St. Hy-Vee.**