

**Northern Lights HomeOwners Association (HOA)**  
**Minutes of the Monthly Meeting of the HOA Board**

**August 7, 2021**

**9:00 AM**

**Location of Meeting:**

Hy-Vee Café Area  
1601 N 84<sup>th</sup> St.  
Lincoln, NE 68505

**Present at Meeting:** Members - Jen Muehlhausen, Derek Schroeder, Jeff Pepin. Invited guest - Donna Boone

**Absent from Meeting:** Members-at-Large – Beth Ray, Al Walters

The regular meeting of the HOA Board was called to order at 9:00 AM on August 7, 2021 at Hy-Vee Café Area by Jen Muehlhausen

**I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved prior to the meeting.

**II. Review of Previous Minutes**

The minutes of the previous meeting will be reviewed and approved at a later date.

**III. Consideration of Open Issues**

1. Fill Secretary Position, Derek S.

Donna Boone, past board secretary, was asked to step in and fill the position. To remain in compliance with the current bylaws, Beth Ray volunteered to step down. This is in response to the recent public vote which did not pass. The vote to increase the max on the board to 9 AND allow future by-law voting to be held by mail/electronic was held on July 24, 2021. Quorum is 51% of addresses voting. We needed 79 addresses represented for the voting to count, only 39 voted (in person or by proxy). Unfortunately, a quorum was not met, so board will remain min 3 max 5 and all future by-law amendments must be voted in person. Jeff made the motion to approve Donna's appointment. Derek seconded. The motion was approved unanimously.

2. Fireworks Ban Update, Jen M.

The ban on fireworks was deemed effective. During the Fourth of July holidays, two homeowners were called, three occupants were spoken to, and their landlords received emails. More communication for next year was discussed. The Board will work with the HOA attorney to put a fine schedule in place. This documentation will be completed by the end of 2021 and will go into effect, January 1, 2022.

3. Future Homeowner voting procedure, Jen and Derek

It was discussed to have a more homeowner friendly voting procedure in place for future voting events. The ability to vote electronically will be part of the voting procedures the board is looking into adding to the by-laws. Further discussion will be needed prior to any permanent changes.

4. Storage of the trash and recycle receptacles, Jen

All trash and recycling receptacles are to be stored in the garages. They should be in the garage by 10:00 AM on Wednesdays. Several warnings have been given to offenders. Fines will be in order for repeat offenders.

5. Board Computer, Jen

A computer only for Board use was suggested. All HOA information would be stored on this computer for any future reference necessity. Derek made the motion to purchase the computer for board use. Jeff seconded. Motion passed. Jen will do the research prior to the purchase.

6. Monthly Board Phone Rotation, Jen

In the past, the board phone has been passed from one board member to another throughout their time of serving on the board. Donna pointed out most of the calls need answers from the president or vice president. The phone exchange was discussed, and it was decided from this month on, the president and vice president would exchange the phone between them during their time on the board.

7. Surface Root and Ash Tree Removal, Derek

Bids are being gathered to remove surface roots from yards where trees have been replaced. Also, the ash tree removal/replacement project is being considered for continuation.

8. Update on Northern Lights Drive Island, Derek

At this time there is no update on the island located on Northern Lights Dr. The attorney and developer have been notified and we are waiting on their reply.

9. Contacts for Contractors, Derek

Duties and contacts people were designated for each contractor.

10. Fire Pit in Wooded Commons Area, Jen

The Board was notified a homeowner had patio furniture and a fire pit located in a wooded commons area. This was discussed with the HOA insurance agent. The agent said that was a fire hazard and it was suggested a letter to be mailed to said homeowner stating the patio furniture and fire pit be moved onto their own property

11. Fall Neighborhood Meeting, Jen

It was discussed that a fall neighborhood meeting could be held to update the owners before the April 2022 annual meeting. After looking at the time frame and holidays, it doesn't appear to be feasible at this point.

**IV. Agenda and Time of Next Meeting**

The next meeting will be held at 9:00 AM on September 18, 2021, at:  
Hy Vee Café Area  
1601 N 84<sup>th</sup> St.  
Lincoln, NE 68505

The agenda for the next meeting is as follows:

TBD – email will be sent on Friday, September 17, 2021, with agenda attached.