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

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

**March 8, 2025**

**9:05 am**

**Location of Meeting:**

Hy-Vee Meeting Room

1601 N 84th St

Lincoln, NE 68505

**Present at Meeting:** **Members**: President – Christine Schmidt, Vice-President – Mary Bowsman, Treasurer - Tom Choutka, Secretary – Donna Boone, Members-at-Large: Shaun Haller

**Absent:** Members-at-Large – LeeAnn Heldenbrand, Annette Wadas, and Mark Garner

**Agenda**

Following up on past business

Annual Meeting prep

1. **Review of Previous Minutes**

After edits were made, the past minutes were approved.

1. **Updates**
2. **Resignation – Christine**

Christine informed the board that Mark Garner resigned. He had other commitments that needed his time and effort. We wish him well.

1. **Spring landscaping - Christine**
* The proper time to plant the ornament grasses is late March/early April. Having two (2) plants per utility box would be the most aesthetically pleasing. Also, possibly include them in the entry flower beds since they have been cleaned. Blades will have these done at $65.00/hour for landscaping.
* If/when the long rows of junipers are removed from the mailboxes, either ornament grasses, burning bushes or possibly a mixture of both are in the plans to replace the junipers.
1. **Ground leveling drainage – Shaun**

**T**his is still in the process of researching how it can be done and be the most beneficial and cost effective.

1. **Spring Planning – Christine/Tom**

Playground clean-up, updates, and repairs (bent swing post, new chains on swings, etc.) Tom will work on getting a quote for this job.

1. **Lawncare/snow removal contract - All**

The board discussed taking early bids for this contract that comes up in August 2025. It was decided that if any bids came in prior to the annual meeting, those would be handed over to the new board after the annual meeting.

1. **Streetlights – Christine**

The board voted to go with Kidwell’s bid of $5,765.00 to replace the remaining old streetlight bulbs with LED bulbs. This work is planned to be done as soon as Kidwell can schedule us.

1. **Annual Meeting Discussion – All**

While planning the annual meeting and the elections of new board members, talk of the expansion of “up to nine members” came up. A board member stated five would be a workable number based on the experience of voting situations. Shaun made th**e** motion to set five as the limit for the upcoming year. Based on the staggered terms of the board members, this would still allow the board to maintain consistency from year to year. Tom seconded the motion. The motion was approved.

**Endeavors: All**

* Planning for the annual meeting being held on April 12, 2025
* Ongoing: Researching requirements for updates to our covenants and by-laws. Still only in discussions.

**The meeting was adjourned at 10:30 am. Next meeting will be our Annual Meeting on Saturday, April 12, 2025, in the Hy-Vee Club Room on the second floor at 84th St. Hy-Vee.**

**Breakfast snacks will begin at 9:30 am with the meeting beginning at 10:00 am.**