

**Northern Lights Home-Owners Association (HOA)**  
**Minutes of the Monthly Meeting of the HOA Board**

**April 1, 2023**

**9:00 AM**

**Location of Meeting:**

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

**Present at Meeting: Members:** President – Derek Schroeder, Vice-President – Christine Schmidt, Treasurer - Tom Choutka, and Secretary – Donna Boone

**I. Agenda**

The agenda was distributed at the beginning of the meeting.

**II. Review of Previous Minutes**

The minutes of the March 11th meeting were passed out at the meeting. Edits were discussed and approved. Derek moved to accept the minutes after edits are made. Christine seconded. Donna will make the edits then they will be posted on the website.

**III. Business and Updates**

**1. Financials/Budget – Tom**

Tom reported that the HOA operated in the black for the first three months of this year. This is an improvement over the past. The HOA must pay attention to the costs of projects throughout the year. **An update will be given at each meeting.**

**2. Vendor contracts – Tom**

After looking over the contract from Uribe, Tom will sign the contract, with minor changes, and fax it to Uribe Refuse Services, Inc. The information concerning the pick-up of old receptacles by D&D Refuse and Husker Refuse (recycling) and when Uribe will drop off the new receptacles will be delivered by board members hanging the notice on the door of each residence. The notices will also be mailed

to all Landlords. This assures that everyone has the proper information regarding switching refuse and recycling companies. **Update at the April 29<sup>th</sup> meeting.**

### **3. Beaver trees – Derek**

Checking on the trees it was discovered the chicken wire around some trees has been chewed and left enough of the tree bare so the beavers could get through and still chew on the trees. This is still a city problem, not really the HOA's. **Ongoing task.**

### **4. Street repairs – Tom**

Until the construction on the apartments is finished, there will be some patching done to get us through the rough patch. Tom volunteered to take care of this task. **Update at April 29<sup>th</sup> Annual Meeting.**

### **5. Update on Annual Meeting – Donna**

- Tom – Financials / Vendors
- Christine – Board phone / Facebook
- Derek – Tree replacements / Beavers
- Donna – Any neighborhood concern such as dogs, kids, speeding, etc.  
(also, any other board member with something to say regarding concerns / questions).

Derek made the motion to adjourn. Christine seconded. **Adjourned – 10:50 am**

The next meeting will be the Northern Lights Townhome Association Annual Meeting and will be held on Saturday, April 29, 2023, from 9:30 am – 12:00 pm. The meeting will be in the Club Room, upstairs, at the Northern Lights Hy-Vee.

### **Proposed Agenda for Annual Meeting**

1. 9:30 am – Light breakfast
2. 10:00 am – Meeting called to order and welcome.
3. Review of Past Year
  - a. Financials
  - b. Projects
  - c. Concerns
4. New Ideas or Projects
5. Election of Officers for May 2023 – April 2025 (Two-year term)
6. Meeting adjourned