

# Northern Lights Home-Owners Association (HOA)

## Summary of HOA Annual Meeting

April 4, 2022

9:00 AM

### Location of Meeting:

Hy-Vee Upstairs Club Room  
1601 N 84<sup>th</sup> St.  
Lincoln, NE 68505

- **Present at Meeting:** Townhome Owners, guests, and Board Members - Jen Muehlhausen, Derek Schroeder, Donna Boone, and Jeff Pepin.

**9:00 am** - Small breakfast buffet was available with coffee, tea, orange juice, and water.

**9:30 am** - The annual meeting of the Owners was called to order on April 4, 2022, at Hy-Vee upstairs Club Room by Jen Muehlhausen

- **Greeting:** Jen Muehlhausen

Jen welcomed everyone and asked that introductions be made going around the room. There were 41 people in attendance.

- **Summary:**

### Year in review

- Currently one position is open for a Member-at-Large on the Board. If any homeowner is interested in serving and finishing out the term which will end April 2023, please contact the Board.
- Board will remain at minimum of three to maximum of five members due to not having a quorum when voted on at the meeting in July of 2021.
- A laptop was purchased to aid in communication and keep all board correspondence, agendas, meeting minutes, and other board business in one place. This will be handed down to each new board as it changes through time.
- There are no new updates regarding the apartment complex being built west of the townhomes on Sawyer. We have been advised to continue to send emails in

regards of any property damages as they are not required to give any updates to our community.

- Lawn maintenance report – The Board voted, four in favor and one opposed, to contract Blades to perform a soil rejuvenation program. This includes aerating, gypsum, and six fertilizer treatments in which three of them with Green TRX treatments. This treatment is one that parks use to keep their grounds in good condition. It is a slow process but, will be worth the time in the end. This is the goal of the Board for the community.
- Pep's Landscaping report – One decision, by the Board, was to take out the junipers and yews and replace them with something sturdy but, more decorative.
- Tree Replacement - This is regarding the removal and replacement of ash trees in a three-year phase. Also, an added goal is to remove the root system to prevent future damage to property.
- Street signs – These were voted on and replaced by the previous board at a cost of \$12,000.00.
- Sprinkler Service – Judson replaced Cummings due to miscommunication by the previous board. When new board took over and inquired when Cummings was going to have the system ready, they informed us that they were already booked for the 2021 season due to not being contacted by previous board. Our board went back to Judson due to their familiarity with the system already. They were happy to have our business again.
- Beavers – The property where the beavers reside is City Owned and we have been told to stay out of that area. The City said they were working on the problem.
- Street Repairs – This will be addressed when the construction is completed. It would be a waste of time and money to do anything prior to completion. On another note, property owners are responsible for any repairs to their driveway and sidewalk in front of their property.
- Speed Bumps – This project is still being researched due to cost and installation. Attendees expressed they still had an interest in this project being done.
- Holiday décor – Decorating for holidays is a great thing for our community. It gives the community a festive look but, please be diligent about removing

holiday decorations in a timely manner. Decorating, removal, and storage of decorations is the responsibility of the homeowner or rental tenant.

- Parking and towing – According to the Nebraska State Parking Laws, a vehicle must be at least 15 feet away from a fire hydrant so emergency vehicles have plenty of room to access it if necessary. This results in an automatic tow. Regarding the cul-de-sac parking, it is possible that any vehicle parked in that area may create a hazard or interfere with traffic. According to the Lincoln Police Department Parking Enforcement: “Any vehicle creating a hazard or interfering with traffic may be cited and towed.” Your HOA Board has posted NO PARKING signs due to a complaint from the trash/recycling vendor when vehicles parked in the cul-de-sac interfered with turning around to exit the area. Also, any emergency vehicle would have a problem maneuvering in the area. The cul-de-sacs are also the most convenient places for snow replacement. Thank you for understanding. As it stated in the Covenant and By-laws, inoperable vehicles are not allowed on the street. Any vehicle, on the street, that is inoperable or with expired plates will result in being towed.
- Bulletin Boxes – The old bulletin boxes have been removed for safety reasons. They were in poor shape and not being used due to their flimsy condition. The board is still researching the cost for new boxes and installation. Plans are to have them available for use sometime this summer.
- Regarding Quorum – With current by-laws, it is difficult to meet quorum when extreme matters require an in-person vote. There was much discussion regarding this problem. A couple of options were discussed. It was decided another all-inclusive meeting should be held to vote on changes to make decisions on extreme matters more apt to be resolved. A quorum will be needed and several homeowners said they would be instrumental in adding to the attendance to reach a quorum.
- Allo Matter – A poll was taken regarding allowing Allo entrance to be a service to our community. More information will be gathered to be presented at second “Annual” meeting, date to be determined. A letter will be sent out with meeting information.

**I. Adjourned – 12:05 pm**