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

**Summary of HOA Annual Meeting**

**April 13, 2024**

**9:30 AM**

**Location of Meeting:**

Hy-Vee Upstairs Club Room

1601 N 84th St.

Lincoln, NE 68505

* **Present at Meeting:** Townhome Owners, Board Members – President – Christine Schmidt, Vice-President – Mary Bowsman, Treasurer - Tom Choutka, Secretary - Donna Boone, along with Members – At – Large: Shaun Haller, Annette Wadas, and LeeAnn Heldenbrand.

**9:30 am** - Light breakfast buffet was available with coffee, tea, orange juice, and water.

**10:00 am** - The annual meeting of the Owners was called to order on April 13, 2024, at Hy-Vee upstairs Club Room.

* **Greeting:** Donna Boone

Donna welcomed everyone and introduced the Board Members

There were 32 people in attendance.

* **Summary:**

**Year in review**

* **Financials** – Tom Choutka briefed the audience on financials with the Profit & Loss statement. He informed everyone that there were some new challenges, budget-wise. It was a difficult 2023 spring/summer season with the sprinklers needing repairing and the hot weather. The budget got stretched quite a bit. The goal is still to operate within a budget and prioritize projects that will aid in keeping within said budget.
* **Lawn Care** – Christine updated everyone on the lawn care situation from 2023 up to the present. Blades overseeded last year. They will return this year and overseed where it didn’t take. Mulching was done, but some thought it was not done well around some trees. Residents let their concerns be known regarding the standard of lawncare they expected. One resident held the floor with this discussion.
* **Signs** – According to Christine, another project the Board had on their list was to update the neighborhood with some signs. With the new apartments, the traffic has increased and it may be beneficial to place signs at both entrances to let them know this is a neighborhood and not a by-pass street for their convenience.
* **Snow Removal** – Christine discussed how this had improved from the 2023 winter.
* **Hill on East Side –** Christine reported this was a project in the planning. This would, when finished, correct the mess on the East side of Sawyer St.made by the rain and mud from the apartments when built.
* **Sprinklers** – Shaun gave an update on the sprinkler system. The Board decided using Judson was not beneficial to the neighborhood or budget. We took bids and Heroes Irrigation won our votes. They had to come in and do a lot of repairs, but they have been working diligently to have our sprinkler system working as well as it should be. Shaun is also working on a map of the sprinkler system. This will help when certain sprinklers need turned off to be repaired.
* **Landscaping** – Shaun gave the update on what clean up will be done around the neighborhood**.** Juniper bushes need to be removed and replaced with something less invasive. This is on the project list.
* **Speed Bumps** – We found that these were helpful in slowing down people, but there have been many complaints about where they were placed last year. Mary informed us that these would be installed in the neighborhood in the spring and uninstalled in the fall for snow removal. The main question is where in the neighborhood they should be placed. This will be an ongoing project but will be met diligently.
* **Beaver Problem –** Mary informed us that the city set traps out for the beavers. The trappers were successful in removing the beavers. There were around 70 something trees that were taken down during the beaver “reign”.
* **Email and Website**  - Donna gave the update on how the email was handled and the website updated. It has been a learning process.

**Concerns**

The following are projects the Board feels should be done:

* **Juniper Bushes**
* **Trees and Stumps**
* **The addition of signs**

**Adjourned – 11:27 am**

The next Board meeting will be held immediately after this meeting.