

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

**April 22, 2023**

**8:00 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 via text prior to the meeting.

**II. Review of Previous Minutes**

April 1, 2023, minutes were previously approved per edits and already posted to the website.

**III. Business and Updates**

**1. Allo - Donna**

It was discussed to have an Allo rep attend the Annual Meeting to answer any questions or concerns residents may have regarding landscaping/sprinkler repairs after Allo's installation. Donna will contact Ed Jarrett and Stephen Holmes to ask that a representative attend the meeting. Also, a walk-through at some point was discussed to survey the landscaping with an Allo rep. **Update at Annual Meeting, April 29, 2023.**

**2. Vendor contracts – Tom**

Also researched was our current HOA insurance policy. Currently, we have two separate policies. Tom was in discussions with a new insurance agent regarding having the same company combine the two policies together with one company and possibly save on the cost of combined policies. The outcome of these discussions was we would have the same coverage from one company and the benefit of a savings of \$1500.00 annually. Donna moved to accept the new policy and Christine seconded. Motion passed. Tom will contact the agent with our decision. **Update at Annual Meeting, April 29, 2023.**

### **3. Resident window installation - Donna**

A resident contacted the board regarding installing new windows. The board stated the exterior had to remain uniform with other townhomes in the neighborhood. Incorrect windows were installed, and it was decided to send the resident a letter regarding a change would need to be done to follow the covenant. **Ongoing task to be completed as soon as possible.**

### **4. Street repairs – Tom**

There had been a few complaints about a rough patch at the Northern Lights Drive round-a-bout. To temporarily solve this, Tom patched the area. Any street repairs should be handled after the construction is finished on the apartments. **Update at the Annual Meeting, April 29, 2023.**

### **5. Sod update - Tom**

Tom was asked to get a bid from Nebraska Sod for repair work in the neighborhood. **Update at the Annual Meeting, April 29, 2023.**

Christine made the motion to adjourn. Donna seconded. **Adjourned – 9:05 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. Tony – Uribe Representative
4. Ed/Steve – Allo Representative (????)
5. Review of Past Year
  - a. Financials
  - b. Projects
  - c. Concerns
6. New Ideas or Projects
7. Election of Officers for May 2023 – April 2025 (Two-year term)
8. Meeting adjourned