

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

August 13, 2022

9:30 AM

Location of Meeting:

Hy-Vee Café Area
1601 N 84th St
Lincoln, NE 68505

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

The regular meeting of the HOA Board was called to order at 9:28 AM on August 13, 2022, at Hy-Vee Café Area by Derek Schroeder.

I. Agenda

Agenda was distributed at the meeting.

II. Review of Previous Minutes

The minutes of the July 9th meeting were emailed to the board members prior to the meeting. Edits were discussed and approved. Derek motioned to accept the minutes after edits are made. Tom seconded. Donna will make the edits then they will be posted on the website.

III. Business and Updates:

1. Blades Report – Representative – Jacob

Jacob submitted the soil report and answered any questions the board had. According to the numbers on the Soil Report, the soil is improving, slowly but still improving. The report showed where our soil is now compared to where it was a year ago. Derek asked that the report be expanded to show ideal levels so it could be placed on the website for information. Jacob said he would get that done. All-in-all it was very informative. **Report done. Update on the expanded report for website (Derek) at the September 10th meeting.**

2. Open position discussed – Derek

The Board Vice President, Jen Muehlhausen, has moved and her position needs to be filled according to the covenant. After discussing the options, Donna motioned that

Christine take the position until the term ends in April 2023. Tom seconded. Christine accepted the position. We wish Jen good luck and best wishes in her new home.
Business finished.

3. Allo information – Donna and Christine

Information was placed on neighborhood doors prior to Allo beginning their project. This information gave the process and the phases of the project so residents would be expecting construction in the neighborhood. Derek volunteered to put the information on the Northern Lights Townhomes Facebook page. **Task finished.**

4. Task sheet - Donna

Donna and Christine will stay after the meeting and work on a plan to have the sheet streamlined. This spreadsheet will be helpful in getting tasks finished/solved. It should be a completed task by January 1, 2023. **Updates until the spreadsheet is set up correctly.** It was also discussed to streamline the board laptop and organize dated material into yearly folders. **Donna will work on this.**

5. Parking violation edit – Donna

The edit was done but a discussion began regarding how we can make the parking rules easier to be followed. It was suggested to paint the curb red in the “no parking” areas. Tom will research this suggestion. **Update at the September 10th meeting.**

6. Update on Fireworks ban – Derek

Derek brought the finished fine schedule to the meeting for signatures. After reviewing the language, information was omitted regarding the fireworks allowed such as sparklers and “poppers.” This will have to be edited to include the omitted information. When this task is finished, the board will review the document, sign, and place it in the by-laws. **Update at the September 10th meeting.**

7. Update on replacement trees – Derek

Derek will take a count of the number of trees needed and go to Campbell’s to order them, providing the cost is reasonable. **Update at the September 10th meeting.**

8. Landscaping overgrowth letters – Donna

Letters were written and mailed to homeowners and tenants concerning the overgrowth around their dwellings. **Task finished.**

9. Letter to speeder in neighborhood – Donna

Correspondence was sent to the speeder on Oshel. **Task finished.**

10. Neighborhood grounds clean-up – Donna

Donna contacted a classmate who volunteers for 4-H to see if the 4-H would do a neighborhood grounds clean-up for a donation. She said yes, her 4-H group that she leads would be glad to do it. They chose August 27th to do the clean-up. Derek volunteered to get the trash bags and bottles of water for the volunteers. He will also take all the garbage collected to the dump for us. **Update will be given at the September 10th meeting.**

11. Beaver hole – Derek

Derek contacted Jacob, from Blades, regarding filling the holes in with dirt. Jacob said he would take care of them within the next two weeks. **Update at the September 10th meeting.**

12. Concrete matter – Tom

Tom reviewed the information and is still working on this matter. **Update at the September 10th meeting.**

13. Landscaping – Donna

Much discussion was held regarding having a vendor and/or a private person to do the landscaping clean up in the neighborhood in the spring and the fall along with minor jobs throughout the year. This is something the board still needs to research. **Update at the September 10th meeting.**

14. Resident speeders – Donna

With the increase of traffic in the neighborhood due to the apartments being built, it is more imperative to investigate and install speed bumps. The Board members will be researching this more diligently. **Update at the September 10th meeting.**

15. Resident request – Derek

A resident inquired about extending the patio. After discussion the request was approved unanimously. A letter will be sent with the needed information along with a copy of their plan and signatures from the board approving the plan. **Update at September 10th meeting.**

IV. Adjourned – 11:10 am

The next monthly meeting will be held on Saturday, September 10th, at 9:30 am in Café area at 84th Hy-Vee.