

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

December 10, 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, Vice-President – Christine Schmidt, Treasurer - Tom Choutka, and Secretary – Donna Boone

The regular meeting of the HOA Board was called to order at 9:10 AM on November 12, 2022, at Hy-Vee Café Area by Derek Schroeder.

I. Agenda

Agenda was distributed via email as an attachment to the previous minutes.

II. Review of Previous Minutes

The minutes of the November 12th 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. Financials/Budget – Tom

Tom is doing his due diligence by looking at contracts from vendors to determine how the board should proceed with putting a budget in place to work from during the year. **Update will be given as information is gathered.**

2. Letter to resident regarding outside contractors – Derek

Several outside contractors have complained of a resident who interferes with their work while they are working in the neighborhood, whether on HOA business or individual personal properties. The board decided a letter should be sent to the resident asking them to refrain from interrupting the contractors wherever they are working in the neighborhood. **Update at the January meeting.**

3. Annual Board Meeting & Holiday Dinner – Donna

The January meeting will be held at Cheddars on January 14, 2023. Board members may bring one guest. Minutes will be written.

4. No parking signs – Tom

There are a few of the fire hydrants at which the board decided to place “NO PARKING – TOW ZONE signs nearby. Tom researched the cost of signs and presented the bid. The bid was approximately \$240.00 for three signs, posts, and hardware. The board asked Tom to place the order. Tom and Derek have volunteered to install the signs as weather permits. Painting the curbs in no parking spaces has been tabled until March. If done, it will be a spring project. **Updates at the January 14th meeting.**

5. Icing in the neighborhood - Derek

When we have two or more inches of snow, Blades comes out. When there is dangerous icing, Blades will be contacted to salt the iced areas. **Task ongoing through cold weather.**

6. Christmas Decorations - Derek

A resident inquired about Christmas decorations being put up by the board. We discussed this and came to the conclusion that it is quite late to be putting up the decorations at this time. We would no sooner get them up that they would need to be taken down. No one said anything last year when there were none displayed. Our apologies, as it was just an oversight on our part to plan on decorating the neighborhood. This is clearly a large enough project that it should be planned in October and executed in November. Time, weather, and other things factor into the project being done.

There was also a comment on the Townhome Facebook about a decoration contest last year. A private resident did that on their own. It was not an HOA project. Thank you for understanding. **Task done.**

Donna made the motion to adjourn. Tom seconded. **Adjourned – 10:00 am**

The next monthly meeting will be held on Saturday, January 14th, at 7:00 pm at Cheddars.