

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

December 4, 2021

9:00 AM

Location of Meeting:

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

Present at Meeting: Members - Jen Muehlhausen, Derek Schroeder, Donna Boone, and Al Walters.

Attending meeting via Face Time: Jeff Pepin

The regular meeting of the HOA Board was called to order at 9:00 AM on December 4, 2021, at Hy-Vee Café Area by Jen Muehlhausen

I. Approval of Agenda

The December meeting agenda was distributed via email and unanimously approved prior to the meeting.

II. Review of Previous Minutes

The minutes of the November meeting was sent via email to members. After each board member acknowledged they had read the minutes, Al found a discrepancy regarding aerating the lawn. When corrected, Donna will send them via email to members to be approved.

III. Old Business

Follow up:

1. Mud run-off – Jen/Jeff

Update – No update. Jen did email but, no response. Next move is to get our new attorney involved. Follow-up at January 2022 meeting.

2. Fine amount changes including fireworks violations – Jen

It was discussed to keep the fine schedule as is since there is not much revenue collected from fines. Donna moved for the fine schedule to remain the same. Derek seconded.

3. Proposed lawn care by Blades – Jen/Derek

Finished.

4. Landscaping – spraying for weeds, replacing juniper bushes by mailboxes, tree stump removal, basic clean-up – Jen/Jeff

Jeff updated us on his progress. It was suggested to wait until Spring to trim or replace the juniper bushes around the mailboxes. Jeff will work on getting bids for the tree removal. Derek said he could put a bid in for tree trimming.

5. Sprinkler winterizing by Judson – Derek

Derek reported this has been done. It was discussed to have Judson attend a meeting prior to Spring to get an update on the system. Tabled until February meeting, then will invite one of their reps, possibly in March 2022.

6. Allo re-vote – Derek

Discussion was held concerning having a re-vote for Allo services within our community. Since Allo would not consider working with our current contractors, so more information will need to be gathered. Al made the motion to table the re-vote indefinitely, Donna seconded. Tabled indefinitely

7. Glass recycling notice – Derek

These notices went out with the HOA dues statements and a copy was placed in the community news boxes located at the mailboxes throughout the community. Done.

8. Letters to be sent to two homeowners – Jen

Letter still needs to be sent to the homeowner who spoke rudely to the lawncare employees. Board secretary will draft the letter and mail it certified to ensure delivery to homeowner. Update at January 2022 meeting. Jen left note at homeowners who had a fire pit in the commons area. _

9. Neighborhood Packets – Jen

Information is still being gathered to be included with the neighborhood packets. Supplies were received. Update at the January 2022 meeting.

10. NLT Letterhead – Derek

The image at the top of current letterhead is the neighborhood drawing which is on the HOA Board Information Binders. The secretary has been using this in current correspondence.

11. North Sawyer “NO PARKING” sign – Derek

Derek has it on his schedule to move the “NO PARKING” sign to a different spot as a December project. Update at the January meeting.

12. Annual Board Dinner Meeting - Donna

Donna will make reservations at the location discussed. It was agreed that dinner will be held at Misty’s in Havelock on Saturday, January 8, 2022, at 4:00 pm.

13. Financials - Derek

Derek reported on the money in the HOA account for operations. Full report will be in January.

14. Pet Noise - Al

Al reported the neighbor’s dog that barked excessively has lessened. He did not deliver the note because he felt the neighbor needed some time to completely train the dog to not bark excessively.

15. Community Bulletin Board Boxes – Derek

The cost to replace these boxes was discussed. Research will be done to find out where we can purchase the boxes and the cost. Update at the January meeting.

16. Board Task Spreadsheet - Donna

Donna has created a spreadsheet to record tasks and assist the Board in keeping tasks, who performs them, and when they are completed. She is working on getting all previous tasks that were brought up but not finished and current tasks on this spreadsheet. It will be effective January 1, 2022.

1. Coyote sighting - Derek

A Facebook post mentioned a coyote being seen in our community. It could be hanging around in our neighborhood due to a resident leaving food out for it. The city has been notified of its presence.

2. Allo / resident guest - Derek

We invited a guest to our board meeting to discuss Allo coming into our community. They were a no show. This task is tabled until the Annual meeting in April when, at this time, residents will receive the transparent version of this matter.

3. Annual meeting invitation letter - Donna

Donna was asked to have a letter invite created that would go in with the first statements of the new year. This would let resident know the date early enough they could plan on attending. It was decided to plan this meeting for the first Saturday in April to be on schedule with our regular board meetings. It is planned to be at the 84th St. HyVee in their upper meeting room at 9:00 on Saturday, April 2nd. A continental breakfast will be available from 9:00 – 9:30 am with the meeting beginning at 9:30 am. Donna will reserve the upper room. Update in January.

4. Fire Hydrant Parking/Towing - Derek

With the recent towing of cars in front of the fire hydrants, painting those areas around fire hydrants red to make a no parking area more visible. Update in January

IV. Adjourned – 10:20 am

V. Agenda and Time of Next Meeting

The next meeting will be held at 7:00 pm, at Misty's in Havelock.

Old business follow-ups and proposed agenda items for the next meeting are as follows:

Old Business follow-ups:

- Mud run-off – Jen/Jeff
- Bids for tree removal – Jeff
- Letter sent to 2012 Connor Pl – Donna
- Neighborhood packets – Jen
- Letterhead – Derek/Donna
- North Sawyer “No Parking” sign – Derek
- Financials – full report – Derek
- Pet noise – Al
- Community Bulletin Board boxes – Derek
- Task Spreadsheet – Donna
- Coyote sighting – Derek
- Annual resident meeting update – Donna
- Fire hydrant parking / towing - Derek

New Business:

Newsletters – Donna

Bank change? – Donna

Email will be sent to board members for their review on Friday, January 7, 2022, with December minutes to be reviewed and agenda attached.