

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

February 11, 2023

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 February 11, 2023, 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 January 14th 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 has put a lot of time and work into working on financials and planning a working budget for the HOA. This budget would help the HOA to stay on track in spending for projects in the neighborhood. It will also protect any money set aside for large projects which may come up such as any street repairs and other miscellaneous projects for the neighborhood. Tom is also looking at current vendor contracts to find the best possible answer to getting the services we need and saving on costs This will help with budget planning. **Update will be given as information is gathered.**

2. Beaver trees and homeowner complaints – Derek

This seems to be an ongoing problem that has a homeowner frustrated with the time it is taking to solve. The board has gone through the proper channels, and it appears there are no quick answers to this problem. This frustrates the board also.

On the morning of January 20, 2023, the HOA called city employee, Chris, regarding this matter and left a message. Chris returned the call around 4:00 pm, same day, and remembered the conversation we had with him two months ago when the first tree came down near the house. Chris also remembered the conversation with someone named Chad regarding this problem after he had reviewed his call log. Chris did not know if it was a homeowner or not. Parks and Rec is still working with a trapper, as well as the NRD to excavate a channel through the wetland area directly south of Leighton St., to hopefully lower the water level.

At this point and time, there is not much the board can do except try to keep the areas clear of fallen trees. We did discuss wrapping several trees with chicken wire. This will be researched and reported on at the March meeting. We are still hopeful that the city will take care of the beavers as weather permits. **Ongoing task.**

2. Update on Annual Meeting – Donna

There will be a flyer placed in the next quarter's statements regarding the Annual HOA Homeowners meeting to be held on Saturday, April 29, 2023, in the upper Club Room at the Northern Lights Hy-Vee. The flyer will include what, when, where, and why.

It is important that we are prepared to answer all questions, if possible, for the homeowners who attend. **Ongoing task and update at March meeting.**

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

The next monthly meeting will be held on Saturday, March 11, 2023, at 9:30 am at the Northern Lights Hy-Vee in the café area.