

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

**February 5, 2022**

**8:25 AM**

**Location of Meeting:**

Hy-Vee Café Area  
1601 N 84<sup>th</sup> St.  
Lincoln, NE 68505

**Present at Meeting:** Members - Jen Muehlhausen, Derek Schroeder, Donna Boone, and Jeff Pepin.

The regular meeting of the HOA Board was called to order at 8:25 AM on February 5, 2022, at Hy-Vee Café Area by Jen Muehlhausen

**I. Approval of Agenda**

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

**II. Review of Previous Minutes**

The minutes of the January meeting were sent via email to all board members. After most members acknowledged they had read the minutes, they were approved to be posted on the website per Jen.

**III. Old Business**

**Follow up:**

1. A. Jeff reported on the bids he collected for tree removal to continue replacing the Ash trees. Discussion was also held regarding getting bids on watering the new replacement trees. **A decision will be made at the March meeting** after more info is collected.

B. On another note, the busted tree that needs to be taken care of, Donna made the motion that it be removed. Jeff seconded it. The task is planned to be taken care of next weekend, February 12/13, if possible. **Update at March meeting.**

2. In the matter of the letter sent to 2012 Connor Pl, it was sent by certified mail. No signature card has been returned according to Jeff. As for now, this task will be considered **finished**. If there is any future occurrence, this yard will not be mowed.

3. The neighborhood packets were put together and board members will hang on doors after this meeting. This task is **finished**.
4. “No Parking” signs were discussed. Derek asked how signs should be printed, either *all* info on one such as (A) No Parking/Tow Zone or separately with (B) Tow Zone being attached at the bottom of No Parking. Jeff made the motion to go with (B), Donna seconded. **Update on further information in March.**
5. Derek emailed the financials (account balance) to board members. He will prepare the financial report for the annual meeting in April. **Update in March.**
6. The pet noise problem has been resolved. This task is **finished**.
7. Derek will continue to research cost of product and installation on the community bulletin boxes. He will **update the board in March.**
8. The task spreadsheet will be discussed in March again. Donna has invited all board members to assist with this project. **Update in March.**
9. Painting the curbs in the no parking areas was discussed. Derek had a bid for \$1475.00. This includes the specialty paint for these types of projects. This project is pending and was discussed to be an item on the annual meeting agenda in April. **Update in March.**

#### **IV. New Business**

1. Al Walters resigned his position on the board. It was decided to leave this seat open until the annual meeting in April at which time it may be filled for the remainder of the term.
2. Holiday decorations – Discussion was held regarding holiday decorations still being out after January. The board felt that decorations should be put away within a certain time period after the celebrated holiday. **Update at March meeting.**
3. Jen brought up the subject of a streetlight which is out between 2023 – 2027 Connor PL. She volunteered to contact Kidwell to replace burned out streetlight bulb. **Update at March meeting.**
4. Discussion was held about correspondence from the board going out for several reasons:

- a. Parking for extra-long vehicles. They should park on the street next to the curb if any part of the vehicle sticks out past the curb. This is a hazard due to being hard to see when visibility is low.
- b. There is a sidewalk section of concrete which needs repaired by owner.
- c. A reminder letter regarding the annual meeting on April 2<sup>nd</sup>.

These letters will go out in a timely manner considering the request. One will be sent certified due to the task. **Update in March.**

5. Cul-de-sacs – Jen brought up “no parking” in *all* cul-de-sacs. These will be included for no parking signs when they are installed. **Update in March.**
6. Discussion was held regarding the towing of vehicles and causes. This includes but, not limited to, parking by fire hydrants and no plates or expired plates. It was decided to review each case separately prior to towing. **Finished.**
7. Jen and Derek will be visiting with our new attorney near the end of February. The following are some of the topics to be discussed: the construction clean-up, quorum percentage when voting as a community, fine schedule for fireworks, among other items. Manzitto has been contacted regarding the clean-up but, has yet to respond. Jen and Derek will report an **update at March meeting.**
8. Jeff suggested organizing a clean-up in our community. Needs to be checked for litter and could be done on a nice, warm day. Jeff will choose a day to walk and check on what needs to be picked up. **Update in March.**
9. Derek spoke to the board regarding the board members taking on tasks. All tasks should be assigned as equally as possible. **All agreed.**
10. Complaint has been made regarding dog waste not being picked up by owner. A warning was left at 8118 Sawyer for this offense. **Finished.**
11. Donna motioned to adjourn the meeting. Derek seconded.

**V. Adjourned – 10:05 am**

**VI. Agenda and Time of Next Meeting**

The next meeting will be held at 9:00 am in Café Area at 84<sup>th</sup> Hy-Vee.

Updates and proposed agenda items for the next meeting are as follows:

**Updates: (15-20 minutes)**

- Bids for Ash tree removal project – Jeff
- No Parking signs – Derek
- Financials – Derek
- Community Bulletin Boxes – Derek
- Review task Spreadsheet – Donna/Jen
- Curb painting in specific no parking areas - Derek
- Holiday décor – Jen
- Streetlight out – Jen
- Letters going out due to: - Donna
  - Extra-long vehicles parking
  - Sidewalk concrete repair
  - Annual meeting reminder
- Round about parking – Jen
- Update on meeting with attorney – Jen/Derek
- Pick up litter – Jeff
- **New Business (20-25 minutes)**
  - Need bids for tree removal due to Beaver damage – Derek

**Email will be sent to board members on Friday, March 4, 2022, with February minutes to be reviewed and agenda attached for their review and approval.**