

NORTHERN LIGHTS TOWNHOMES
HOA BOARD MONTHLY MEETING
October 2020 MINUTES

Members in Attendance:

Mark Garner	President
Ken Dahlenburg	Vice President
Mary Bowsman	Treasurer
Lee Ann Heldenbrand	Secretary
James Lewandewski	Member at Large

Landscaping:

Jeff Pepin of Pep's Landscaping, LLC, continues to work on the Fall Landscaping Projects.

Spring Bedding Updates - Spring Bids:

- A Board Member obtained the contact information for the two islands that are not belonging to the HOA. They are east of the roundabout & island that we do maintain.
- We are looking to get permission to plant some trees & low maintenance plants on those two islands.
- We would like to provide a barrier for the homeowners whose homes face the new development going in on the south side of Northern Lights Drive.

Tree Trimming:

- Christiansen Tree Service Inc completed the tree trimming and removal work.
- Received one e-mail with a homeowner complaint about disliking the way their tree was trimmed. The Board is going to reach out to her and Christiansen Tree Service and set up a meeting to see what can be done.

New Street Signs:

The Board is continuing the process of looking into purchasing new street poles & signs for our addition.

Newsletter:

Newsletter went out with 3rd quarter billing. It included a ballot for homeowners to vote on increasing the Board Members and Fireworks Ban. The number of response has been good so far.

Concrete Repairs:

- The Board approved a bid for replacement of concrete on streets, curbs, & commons sidewalks that currently need replacement by Schwertley Construction, LLC. Insurance information will be gathered from Schwertley.
- The Board is hoping the work can be done yet this Fall.

Home Owner Problems:

- A letter was sent to replace a front door that was white and has a window, which is out of compliance for our HOA. The correction has not be done by the due date of 10/1/20. A Board Member is going to reach out to the renter to remind the owner. The Board would prefer to handle this in a friendly manner before applying fines.
- A home that is a rental has a garage door that has been badly damaged. A Board Member is going to contact the home owner and notify him of the damage that needs to be repaired.

Sprinkler Problems:

- Some areas of the addition have had problems with sprinklers not working. Cummins Sprinkler discovered that there has been some unauthorized tampering with the water system valves. A preventative measure was taken.
- As long as the temperatures remain above freezing, the addition will be watered more frequently.
- As soon as the temperatures are forecast to drop below freezing, the system will be winterized and the system blown out (same as last year).

HOA Attorney:

The current Board met with the HOA attorney to discuss recent developments in the neighborhood questioning the authority and decisions of the current elected HOA Board.

Meeting Adjourned