

**NORTHERN LIGHTS TOWNHOMES
HOA BOARD MONTHLY MEETING
DECEMBER 2020 MINUTES**

Members in Attendance:

Ken Dahlenburg	Vice President
Mary Bowsman	Treasurer
Lee Ann Heldenbrand	Secretary
Jamie Lewandewski	Member at Large

Members Not in Attendance:

Mark Garner	President
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Concrete Replacements on Streets, Sidewalks, Curbs:

- Unfortunately the bid for concrete replacement was not able to be completed before bad weather.
- The work is put on hold and the contractor will be notified.
- The Board will ask Schwertley Construction, LLC if they would like to resubmit a new bid in the Spring.
 - The new bid would not need to include the concrete to set posts for street signs (in new signs bid).

Concrete Repairs - Owners:

- Discussion was held regarding how to handle repairs needed on private driveways and sidewalks.
- Would like to send letters, in the future, and give homeowners a year to get work completed.

Street Signs:

- Ken will be the coordinator for the street sign installation.
- Move sign currently on the roundabout to the island just east on Northern Lights Drive and Sawyer.

Home Owner Problems:

- The home (that is a rental) has still not replaced white front door.
- Another \$100 fine will be sent by Accountant.

Beaver Problems:

- Neighbor in other housing addition west of us, keeps adding wood and debris to the damming, which contributes to the problems. Have tried talking to him, to little avail.
- Dams are on city property and HOA Board continues to reach out to Games and Parks.
- Mary and several other homeowners continue trying to breakup the new dams to avoid flooding.

Snow Removal:

- First snow removal. It is a learning process for a new company.
- Missed the sidewalks on Holdrege & Northwoods Drive. They said they won't again.

Christmas Lights:

- Board Member installed all the lights and decorations, so no cost for installation.
- Unfortunately, someone stole several sets of lights, cut light cords, and removed solar part of lights.
- Police report was made.

Airbnb and Rentals:

- Contacted our attorney about what can be done about rentals.
- Not much can be done to stop rentals.
- Posted answers from attorney on Facebook.

Ballot Results:

- The two Ballots passed and results posted on Facebook.
- Vote Passed to Amend the By Laws to increase Board to 9 Members. (Passed 64 Yes / 17 No / 3 abstained)
- Vote Passed to Ban Fireworks in NLT. (Passed 48 Yes / 35 No / 1 abstained)

Enforce Firework Ban:

- Discussion was had about how to enforce fireworks ban.
- Thoughts: Put a Notice in the 2nd Quarter Newsletter (June). Put Notices in the Boxes next to mailboxes.
- Fines: Lawyer said when determined, they could type up for us. Decided to table until Spring.

New Board Member Nominations:

- Will put in the 4th Quarter Newsletter to go out with the billings.
- Asking for Nominations by the end of December.

Accepted the Resignation of President:

- Mark Garner put in his resignation for the HOA Board - final December 31, 2020.
- The Board thanks him for his almost 2 years of excellent service for our neighborhood!
- The last 4 Board Members divided up Mark's responsibilities between themselves.

Christiansen Tree Service:

- Going to contact him to get on his Spring schedule to do more work in the common areas.
- Need to connect him with the dissatisfied person.

MEETING ADJOURNED