

**NORTHERN LIGHTS TOWNHOMES
HOA BOARD MONTHLY MEETING
MAY 2021 MINUTES**

Members in Attendance:

Jennifer Muehlhausen	President
Derek Schroeder	Vice President
Beth Ray	Acting Secretary
Al Walters	Member at Large

Bylaws:

On April 30, 2021, our attorney stated the Amendment dated April 8, 2021, to increase Board members to nine is void. The attorney noted our bylaws (Article XIV, Section 1) require in person voting. Based on this news, the current Board must follow the old bylaws which allows three to five members. Don Dix will step down as an official Board member until we vote on this subject again.

Board Members:

- Todd Doerr stepped down as secretary/treasurer.
- Jeffrey Pepin volunteered to be treasurer.
- Secretary position is currently vacant.

Beaver Removal Update:

The Board has reached out to many resources for suggestions and resolution regarding the beaver. The following resources were contacted: Critters Wildlife Management, Bats to Rats, City of Lincoln, Game and Parks and Animal Control. The Board noted Bats to Rats was out in February to break up the dam. The City of Lincoln has been contacted but our phone calls were not returned. Game and Parks and Animal Control will not remove the beaver. Animal Control recommended we contact Critters Wildlife Management and/or Bats to Rats. The Board will contact Critters Wildlife Management to survey the area and submit a proposal. Traps are illegal in city limits so trapping can be very difficult. The cost for removal starts at \$1,000.

Speed Mitigation Update:

- The Board provided an update on speed bumps.
- The Board is going to check with a concrete company on the speed humps being a permanent fixture.
- The Board discussed sending warning and/or information letter to all residents to slow down. A formal letter is forthcoming.
- Stop signs at Egan and Connor were discussed, motion to purchase was made and accepted.
- The Board discussed holding a special meeting to discuss bylaws, speed bumps/humps, and address overall safety of the neighborhood.

ALLO Update:

- ALLO is tabled until the Board gets back to them. They were very understanding.

Street Sweeping:

- The Board noted prior contractor is no longer in business.
- A quote of \$375 was received from Super Vac to clean the streets.
- The Board noted all bids must contain a current and valid certificate of liability.

Northern Lights Island:

- The Board is continuing to work this subject and determining whether we can oversee/maintain it.

Christmas Lights:

- All Christmas lights were taken down.

Forrest Lake:

- Seeding and aerating is not in our current contract with Forrest Lake thus a bid will be requested.
- A walk through will be coordinated with Forrest Lake.
- The Board needs to determine if we continue our contract with Forrest Lake.

Cummins:

- The Board will contact Cummins to test our sprinkler systems and coordinate a walkthrough.

Sprinklers:

- The first time a sprinkler head is damaged, the board will fix. However, if homeowners/tenants are parking in the grass, the homeowner will be billed thereafter.

Firework Ban:

- The firework ban has not been amended.
- The definition of a "firework" must be defined and documented. Fireworks are tabled to allow ample time for research and review.
- Our attorney will be contacted for legal opinion.

Updated Contact List:

In order to ensure we are able to effectively communicate with all homeowners and occupants, a contact form will be mailed out with the next dues statements requesting homeowners provide current contact information (i.e. physical address, phone number and email address) for both homeowner and/or occupant(s) (if applicable).