

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

January 14, 2023

7:00 PM

Location of Meeting:

Cheddar's Scratch Kitchen
5424 O Street
Lincoln, NE 68510

Present at Meeting: Members – President – Derek Schroeder, Vice-President – Christine Schmidt, Treasurer - Tom Choutka, and Secretary – Donna Boone
Board members could invite a guest.

The regular meeting of the HOA Board was called to order at 7:00 PM on January 14, 2023, at Cheddar's Scratch Kitchen 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 December 10, 2022, meeting, were emailed to the board members prior to the meeting. Edits were discussed and approved. Christine 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. Beaver tree damages - Derek

Still having beavers take down trees. Homeowner is complaining about the fallen logs and adds that a board member's business should not be hired to do the work. Discussion was held regarding solving these matters quickly and setting a maximum cost for automatic cleanup and if the job costs more, then taking bids. This discussion included the information that Blades charged twice the amount that another contractor would have charged to clean the tree up in a timelier manner. It didn't seem prudent to use someone who charged twice as much to do this job. Decision was made to have quick removal of trees by a contractor if the job was \$250.00 or less. If it is a more detailed job that cost more, then we take bids. **Ongoing discussion due to problem.**

2. Letter to resident regarding outside contractors – Donna

This matter has resolved itself for the time being. No workers are around currently, so the resident is not out and about disturbing the workers doing work in the neighborhood. **Letter will be put on hold.**

3. No parking signs – Tom

Tom and Derek have finished the installation of the signs that were ordered to place by fire hydrants. **Task done.**

4. Financials – Tom

Discussion was held about some of the costs that the HOA had this past year:

- Water for the new sod and new trees planted.
- Storage unit – is 5x5 and climate controlled.

To work on keeping costs down on the replacement of ash trees we could possibly cut the number down and draw out the process a couple of years more. Still have quite a bit of discussion on finances and working toward a budget for the board to work with each year. **Continuing discussion until this matter is solved.**

5. HOA Annual Neighborhood Meeting in April – Donna

The annual meeting was discussed. Donna is to reserve the Club Room at Northern Lights Hy-Vee for a Saturday in April. It was decided to have a morning meeting like last year. Donna will reserve the room and prepare the catering order. **Update at the February meeting.**

Donna made the motion to adjourn. Tom seconded. **Adjourned – 8:00 pm**

The next monthly meeting will be held on Saturday, February 11, 2023, at 9:00 am in the café area of the Northern Lights Hy-Vee.