

Northern Lights Home-Owners Association (HOA)
Minutes of the Monthly Meeting of the HOA Board
January 8, 2022
7:00 PM

Location of Meeting:

Misty's
6235 Havelock Ave.
Lincoln, NE 68507

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

Absent: Al Walters

The regular meeting of the HOA Board was called to order at 9:00 PM on January 8, 2022, at Misty's in Havelock by Jen Muehlhausen

I. Approval of Agenda

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

II. Review of Previous Minutes

The minutes of the December meeting was sent via email to members. After each board member acknowledged they had read the minutes edits were noted. When corrected, Donna will send them via email to members to be approved.

III. Old Business Updates:

1. Mud run-off – Jen/Jeff

Update – Manzitto has still not responded to correspondence from Board. It was decided, unanimously, Jen and Derek meet with our attorney to discuss this matter. Update will be given at the March meeting.

2. Bids for tree removal - Jeff

Jeff is still collecting bids for the tree removal. Will give an update at the February meeting.

3. Letter for 2012 Connor Pl. – Donna

A letter was sent by certified mail to owner. Waiting for response. Update at the February meeting.

4. Welcome Neighbor packets - Jen

This task was discussed. Jen suggested a letter to be composed giving residents the website and email so they can find the information needed. These packets will include the covenant, an invitation letter to the HOA Annual Meeting on April 2, 2022, informational fridge magnet, and HOA business card. It is important that we have a quorum for any of the business the attendees vote on when presented. We can get the covenant printed at Office Depot, per Derek, when needed. The packets will be put together after the February 5th board meeting. Board members will get together to hang them on doors at some time that next week.

5. NLT Letterhead – Derek/Donna

It was decided the image on the informational binders will be used on the letterhead. It is an image of our townhomes in a watercolor type of medium. **This task is done.**

6. No Parking sign – Derek

Derek will need to order these signs. The signs will include snow parking signs to have for snow removal. An update will be given at the February meeting.

7. Financials – Derek

Derek will forward this information to the Board. Jessica at Harger will watch for any residence not keeping up with the HOA dues. There is one that is close to having a lien placed on their property. When this happens, Derek will notify the attorney to send the letter to the owner. This information will be updated at the February meeting.

8. Pet Noise - Al

Al was absent. Al can give an update at the February meeting regarding if the training is working on the dog that barked excessively.

9. Community Bulletin Boxes - Derek

Prices are still being researched. It appears the replacement boxes may cost up to \$500.00 each. Update will be given at the February meeting.

10. Board Task Spreadsheet -

Donna created this spreadsheet so the Board could stay on task and handle all business in a timely and transparent matter. It was discussed that it may need to be streamlined so Donna

requested help from fellow board members. The spreadsheet will be emailed to all for any suggestions can be discussed at the February meeting.

11. Coyote sighting - Derek

Discussion was held on the sighting of coyotes in the community. They may be looking for food so residents should be watchful when letting pets out, especially at night. There may be residents leaving food out for them. No food should be left out for any wildlife. This can be harmful to the wildlife, residents, and pets. Donna mentioned seeing a rather large coyote and inquired if it could have been a wolf because of its size. **This matter was closed.**

12. Allo/resident guest - Derek

Guest didn't show to meeting in December. **This task is done.**

13. Fire Hydrant Parking/Towing - Derek

With the recent towing of cars in front of the fire hydrants, painting those areas around fire hydrants red to make a no parking area more visible was suggested at the December meeting. Derek contacted several companies that paint parking areas. None have returned calls. Jen offered to find out from her dad who does his parking lot. Update at the February meeting.

14. Newsletter – Donna

Donna inquired about a newsletter for the community. It was discussed that no one really reads them even when they are placed in the same envelope as the HOA dues statements. It was decided that we needed to do our own mailing when it came to sending out any important information to residents.

IV. Adjourned – 9:45 pm

Donna moved that the meeting be adjourned at 9:45 pm. Jen seconded the motion.

V. Agenda and Time of Next Meeting

The next meeting will be held at 9:00 am, on Saturday, February 5, 2022, at:
Hy Vee Café area
1601 N 84th St.
Lincoln, NE 68505

Old business updates and proposed new business agenda items for the next meeting are as follows:

Old Business updates;

- Bids for tree removal – Jeff
- Response from Letter sent to 2012 Connor Pl – Donna
- Neighborhood packets – Jen
- North Sawyer “No Parking” sign – Derek
- Financials – full report – Derek
- Pet noise – Al
- Community Bulletin Board boxes – Derek
- Task Spreadsheet – Donna
- Fire hydrant parking / towing - Derek
- Newsletter/Annual resident meeting update – Donna

New Business:

Bank change? – Donna

Agenda will be emailed to board members for their review on Friday, February 4, 2022, with January minutes to be reviewed.