

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

**July 9, 2022**

**9:00 AM**

**Location of Meeting:**

Hy-Vee Café Area  
1601 N 84<sup>th</sup> St.  
Lincoln, NE 68505

**Present at Meeting:** Members - Derek Schroeder and Donna Boone with new members Tom Choutka and Christine Schmidt

**Absent:** Jen Muehlhausen

The regular meeting of the HOA Board was called to order at 8:59 AM on July 9, 2022, at Hy-Vee Café Area by Derek Schroeder.

**I. Agenda**

Agenda was distributed at the meeting.

**II. Review of Previous Minutes**

The minutes of the June 4<sup>th</sup> meeting and the June 11<sup>th</sup> voting summary will be sent via email to the current board members when composed. If any edits are suggested, Donna will make them, and minutes can be approved via email then posted on the website.

**III. Business and Updates:**

**1. Welcome new members – Tom Choutka and Christine Schmidt**

Tom and Christine were added to the board due to two board members failing to serve their full term which would have ended April 2023. One of the members, Jeff, was the Treasurer. Contact information was gathered from the new members, and discussion of tasks board members are responsible to share. Tom will take the position of Treasurer and Christine will be Member-at-Large. When it is convenient for those affected, we will meet at the bank and update the signature list. Excited to welcome new members on the board.

**2. Task sheet:**

Task sheet needs to be completed prior to the end of the year. One task, “mud run-off” has been taken over by the city. This is from the construction of the new apartments. The task of the “concrete” matter needs to have an unbiased opinion to help find a solution.

Tom agreed to check on how this could be handled. Donna and Christine agreed to check on receptacles not put in the garage between pick up days. Derek will take the board phone. Most other tasks are basically finished. **Donna will work on completing the sheet and give an update at the August 13<sup>th</sup> meeting.**

3. **Update parking violation** – The wording needs to be edited. **Donna will edit the warning sheet for parking violations and report task finished at the August 13<sup>th</sup> meeting.**
4. **Update on Fireworks ban** – attorney is in the process of writing the fine schedule. When this task is finished, the board will review the document, sign, and place it in the by-laws. **Update at the August 13<sup>th</sup> meeting.** On another note, Jen placed reminders on all doors prior to the fourth regarding the fireworks ban.
5. **Update Vendor List** – Derek will send Donna the current list of vendors. Donna will update the list on the board laptop. This list will be printed and placed in each board member's informational binder. **Update regarding task finished at the August 13<sup>th</sup> meeting.**
6. **Update on sod & trees** – Sod has been installed and watered. Getting replacement trees has been tabled until the Fall due to the water needed when they are first planted. Derek will call about the trees when it is time. **Update at the August 13<sup>th</sup> meeting.**
7. Donna was asked to send a letter to a homeowner regarding excess weeds and “volunteer” trees growing near their residence. After discussion it was decided the board members who were able, would walk the neighborhood to see if there are other homes which may need a letter also. Saturday, July 16<sup>th</sup> was planned for the walk. **Update will be given at the August 13<sup>th</sup> meeting.**
8. **Request from Jen** – A speeder has been reported to the board. Jen asked that a letter be sent to the driver. Donna will check with Jen to get more information prior to sending a letter. **Update at August meeting.**
9. **Neighborhood Clean-up** – It was reported a lot of trash has accumulated around in the neighborhood. In the past we have had a volunteer group do the trash pick-up. Donna has information of a volunteer group and will contact them for their availability. **Report will be given at August meeting.**
10. **Beaver hole** – Derek says this is still a problem. Currently there are two holes, and these can make it dangerous for the lawn care people and anyone out walking in the area north on Connor St. Derek will contact Rich, from Blades, regarding filling the holes in with dirt. On another note, Derek said it was about time for Rich to pull another soil sample to

check the progress of treatment. It is possible that Rich may be at the next meeting.  
**Derek will report at the August meeting.**

- 11. Change in monthly meetings** – It was discussed to change the HOA Board meetings which are currently at 9:00 am on the first Saturday of the month to 9:30 am on the second Saturday of the month. This will eliminate having to change it around holidays since most of them affect the first Saturday of the month. The board decided to allow the change. This change will begin with the August 13<sup>th</sup> meeting. **Done**
- 12. Landscaping** – We are still looking for a landscaping company to take care of spring and fall cleanup such as trimming bushes, thinning out the islands, along with minor jobs throughout the year. This is still in the research process. **Update at the August meeting.**
- 13. Financial Report** – Derek gave the financial report from the accountants. This information will be posted to the website. **Done**
- 14. Continue with current jobs** – Discussion was held regarding Derek continuing with the various jobs that he bid, and we accepted. Donna motioned Derek continue to help with any future miscellaneous jobs also. Tom seconded. The vote was unanimous. **Derek will report at August meeting.**
- 15. Resident speeders** – With the increase of traffic in the neighborhood due to the apartments being built, it is more imperative to investigate and install speed bumps. The Board members will be researching this more diligently. **Update at the August meeting.**

**IV. Adjourned – 10:15 am**

**V. Agenda and Time of Next Meeting**

**Updates:**

**Task Sheet - Donna**

**Parking violation wording changed - Donna**

**Fireworks ban – finished? - Derek**

**Vendor list updated - Donna**

**Replacement trees – Derek**

**Neighborhood walk to check on excess growth around residences – Derek/Tom**

**Letter to speeder – Donna/Jen**

**Neighborhood clean-up – Donna**

**Beaver Hole task – Derek**

**Update on finding landscaping company**

**Report on current landscaping clean-up – Derek**

**Resident speeders / speed bumps research - Donna**

The next monthly meeting will be held on Saturday, August 13, 2022, at 9:30 am in Café area at 84<sup>th</sup> Hy-Vee.