

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

March 11, 2023

9:30 AM

Location of Meeting:

Hy-Vee Café Area
1601 N 84th St
Lincoln, NE 68505

Present at Meeting: Members: President – Derek Schroeder, Vice-President – Christine Schmidt, Treasurer - Tom Choutka, and Secretary – Donna Boone

The regular meeting of the HOA Board was called to order at 9:00 AM on March 11, 2023, at Hy-Vee Café Area by Derek Schroeder.

Guests: Two Blades representatives

***They wanted to discuss the problems there were with snow removal and how these could be prevented in the future.

It was decided they would try to run three groups with driveways and streets being done first within a 24-hour period, then sidewalks would be done last. Ice melt for the mailboxes would be included.

Also discussed was the gypsum left to be spread. Three treatments have been done and there are three to go. Aerating will be done near the end of March.

I. Agenda

The agenda was distributed via email as an attachment to the previous minutes.

II. Review of Previous Minutes

The minutes of the February 11th 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. HOA Lawsuit – Derek

The homeowner injury lawsuit against the HOA has been dropped. **Task done.**

2. Financials/Budget – Tom

Discussion is still being held regarding having a budget and how the HOA dues are spent. Tom researched new contracts for refuse and recycling that would save the HOA money. If we change companies, the money saved would make it possible to investigate bigger projects to help our neighborhood. **An update will be given as information is gathered.**

3. Vendor contracts – Tom

Tom contacted Uribe Refuse Services, Inc. They offered to pick up refuse and recycling for a cost that would save the HOA \$500.00 per month. This is a significant savings that could help with improving the neighborhood. Donna made the motion to accept their bid. Christine seconded. **Update at the April 1st meeting.**

4. Window replacement – Christine

A homeowner called the board phone to find out if there were any guidelines for replacing the windows at the back of the townhome. By the covenant, the exterior appearance of all townhomes needs to remain uniform. In the back, however, there can be some flexibility within reason. **Task done.**

5. Beaver trees – Derek

We decided to investigate wrapping tin around several trees. Tin is approximately \$2.00/ft. Doing this, we would have to go up at least four ft. and around twice. The tin would have to be nailed on and this could cause damage to the tree, or the tree may grow around it stretching it in the meantime. This is still a city problem, not really the HOA's. **Ongoing task.**

6. Update on Annual Meeting – Donna

- The flyer was put together and approved at the meeting. Donna will email it to Jessica to put in with the next quarters' statements.
- Donna will request a report from Allo to give homeowners the success of their process of coming into the neighborhood.
- The need to build a list of topics for the Annual Meeting. **Ongoing task updated at next meeting.**

Donna made the motion to adjourn. Derek seconded. **Adjourned – 11:10 am**

The next monthly meeting will be held on Saturday, April 1, 2023, at 9:00 am at the Northern Lights Hy-Vee in the café area.