

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

March 5, 2022

9:03 AM

Location of Meeting:

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

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

The regular meeting of the HOA Board was called to order at 9:03 AM on March 5, 2022, at Hy-Vee Café Area by Jen Muehlhausen

I. Approval of Agenda

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

II. Review of Previous Minutes

The minutes of the February meeting were sent via email to all board members. At the meeting, a couple of edits were suggested. Jen made the motion the minutes are approved after edits, Jeff seconded and they were approved to be posted on the website.

III. Old Business

Follow up:

1. A. Jeff reported on the bids he collected for tree removal to continue replacing the Ash trees. So far there has only been one bid on the task of watering the newly planted trees. It was decided to get another bid as the first seemed a bit high. **A decision will be made at the April meeting** after more info is collected.

B. On another note, the busted tree was taken care of the weekend of February 12/13, 2022. **This task is finished**
2. No parking signs have been installed, including in all cul-de-sacs. **This task is finished.**
3. Financial report - Derek will prepare the financial report for the annual meeting in April. There are several homeowners past due on association dues. **To be reported in April at Annual Meeting.**

4. Community bulletin boxes - Derek reported it would cost around \$2,000 to replace and install each box and there are five of them for a total cost of \$10,000. Since the old boxes are in such a bad shape, Donna made the motion to remove the current boxes and Jen seconded. **An update will be reported at the April Board Meeting after the Annual Meeting.**
5. Task spreadsheet – It was decided that Jen and Donna would meet on Sunday, March 13th, to sharpen up the task sheet. **Update in April.**
6. Painting the curbs in the no parking areas was discussed. Derek had a bid for \$1475.00. This includes the specialty paint for these types of projects. This project is pending and was discussed to be an **item on the annual meeting agenda in April.**
7. Holiday decorations – After Jen posted a note regarding taking down holiday decorations in a timely manner, most of the “visible” decorations were taken down. **This task is finished.**
8. Street light bulb replacement – the streetlight bulb between 2023 – 2027 Connor PL., which was burned out has been replaced by Kidwell. **This task is finished.**
9. The requested correspondence to go out for warnings and a reminder was decided the attorney would handle these considering the circumstances. **This task has been handed to the attorney.**
10. New attorney will assist with any business dealing with the construction and following the covenant and by-laws per Jen and Derek’s report. **Future updates as necessary.**
11. Discussion was held regarding a clean-up day. Jeff had suggested the board members choose a weekend and canvas the neighborhood for litter. Donna suggested we ask a non-profit group to handle this task for a donation. **Update at the April meeting.**

IV. New Business

1. Regarding the bids for tree removal due to beaver damage, a bid was submitted. Donna made the motion to accept the bid and Jeff seconded. **This task will be updated at our April meeting.**

2. A letter will be sent from the board to 1950 Connor for the boat being stored in their driveway. This is against the covenant. Jen and Donna will work on this letter. **Update in April.**
3. For homeowners who live outside the Lincoln city limits who may not be able to attend the annual meeting in April, Jen suggested we set up a Zoom meeting for the Annual HOA meeting in April. It was discussed and decided that Jen set this up and info for this can be sent to those who live outside Lincoln city limits who may not be able to physically attend the annual meeting. **Update and conclusion in April.**
4. Preparation and agenda for annual meeting was discussed. Donna suggested some items from Hy-Vee catering for the continental breakfast at the annual meeting in April. A menu with food and drinks was decided. **Task done at annual meeting.**
5. New bids for landscaping work were discussed. Information and **update will be at the April meeting.**
6. Sprinkler spring checkup – Derek will call Judson to get this information. **Update will be at the April meeting.**
7. The board discussed getting a plumber to install an outside spigot when lawncare or landscaping services need to water trees or areas around the community. **Update at the April meeting.**
8. Derek motioned to adjourn the meeting. Jeff seconded.

V. Adjourned – 10:07 am

VI. Agenda and Time of Next Meeting

The next meeting will be held on Saturday, April 2nd at 9:00 am in upstairs meeting room at 84th Hy-Vee.

Email will be sent to board members on Friday, April 1, 2022, with March minutes to be reviewed and agenda attached for their review and approval prior to the meeting.