

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

**May 21, 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 - 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 May 21, 2022, at Hy-Vee Café Area by Jen Muehlhausen

**I. Approval of Agenda**

Agenda was distributed via email. and unanimously approved prior to the meeting.

**II. Review of Previous Minutes**

It was decided by the Board to forego the Minutes of the Annual HOA Meeting in April and have a summary instead due to a quorum not being met to cover any business. Summary was sent to board members via email prior to May meeting for approval.

**III. Business**

1. Discussion of position changes on the Board -  
Due to the one-year term being fulfilled, a couple of positions were changed on the Board. Jen stepped down from President to Vice President and Derek moved up from Vice President to President. Jeff remained as Treasurer and Donna remained as Secretary. All positions will be up for election at the April 2023 Annual Meeting.
2. Homeowner request for temporary fencing has been approved. **This task is done.**
3. Discussion was held regarding the yards not being mowed due to excessive dog waste in the yard. Warnings will be given. Bear, from Blades, will email the Board all the addresses of skipped yards with excessive dog waste. **Update at the June 4<sup>th</sup> meeting.**

4. Derek submitted a bid for the removal of a dead juniper. Jeff moved to accept, and Donna seconded. Weather permitting, Derek will have it removed by June 4<sup>th</sup>. **Update at the June 4<sup>th</sup> meeting**
  
5. Jeff submitted a bid for landscaping work including chemical and yard waste removal. Donna moved to accept, and Derek seconded. Weather permitting, Jeff will have this job done by June 7<sup>th</sup>. **Update will be given at the June 4<sup>th</sup> meeting**
  
6. Donna has been in touch with Allo to express concern whether a rep would be present at the June 11<sup>th</sup> Annual meeting, or we would need to use Zoom. **Update at the June 4<sup>th</sup> meeting.**
  
7. It was discussed to research landscaping companies for cost when we need large landscaping projects that Blades do not do. **Tabled until after June 11<sup>th</sup> Second Annual Meeting.**

**IV. Adjourned – 10:07 am**

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

The next meeting will be held on Saturday, June 4, 2022, at 9:00 am in Café area at 84<sup>th</sup> Hy-Vee.