

goNorthern Lights Home-Owners Association (HOA)

Minutes of the Monthly Meeting of the HOA Board

November 12, 2022

9:30 AM

Location of Meeting:

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

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

Absent: Vice President - Christine Schmidt

The regular meeting of the HOA Board was called to order at 9:30 AM on November 12, 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 October 10th meeting were emailed to the board members prior to the meeting. Edits were discussed and approved. Derek 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. Street painting - Tom

Painting “NO PARKING” on curbs around the fire hydrants was discussed. Also talked about was just placing signs in those areas. Sign cost will be researched and compared to the cost of paint and labor. **Updates at the December 10th meeting.**

2. Landscaping concerns – Donna

Blades completed the landscaping Fall clean-up. They were also asked to take care of the fallen tree caused by the beavers which they did along with the clean-up.

An outside concern was voiced in regard to hiring a board member to help with landscaping concerns not included with Blades service. After the complaint, the board decided to have Blades take care of the fallen tree caused by the beavers. When comparing their cost, which was double, to the cost bid by the board member, the board decided it is in our best interests to continue to hire any board member, with a reasonable bid, or to outsource any future emergency landscaping issues, whichever saves on costs. **Task done.**

3. Update on beaver hole – Donna

This task has been taken care of by Blades. **Task done.**

Also discussed was the beaver problem. Derek contacted the city and they assured him they were working on this problem. Residents of our neighborhood are not to tamper with the beavers or their habitat according to the city. **City is taking care of this task – board concern is done.**

4. Letter sent – Donna

A letter was mailed out to the residents involved in a concrete matter. **Board's involvement is finished.**

5. Update on speed bumps – Tom

Tom researched how to determine the thickness of our streets for creating speed dips. He found someone who would do the drilling to find out this info. The cost given to him was \$15.00 per hole drilled. Tom and Derek will survey which areas these “dips” will be placed and determine how many holes to drill. to slow down the expected increase in traffic. These will also make snow removal easier and still be effective. Tom will look into mudjacking if the streets are not thick enough for the “dips”. Research is ongoing and updates will be given as info is added. **This will be a Spring project – March/April 2023.**

6. Residents for board members – Donna

A couple of residents had voiced they were interested in joining the board at this time. After being discussed at great length, the board decided it would be best to finish out the year as we are, then at the Annual Meeting in April, the residents could choose the board by vote. **This task is done.**

7. NLTownhomes Facebook page – Board

The Facebook page is another way for our community to communicate. It is for homeowners/residents only. It is a great way to reach out to the community regarding lost pets, concerns, or to help improve our community. No complaints or negative posts, please. Remember, Facebook is a great way to reach out to neighbors and continue to improve our community. **This task is done.**

8. HOA Lawsuit – Derek

The board received a legal complaint from a resident in regards to an injury sustained from an uneven sidewalk. This has been turned over to our insurance carrier and the insurance attorney. **Updates will be ongoing as information is given by insurance carrier.**

9. Annual Board Meeting & Holiday Dinner – Donna

Discussion was held about where to hold this meeting. Cheddars was chosen. The meeting will take place on the regular meeting day, Saturday, January 14, 2023, at 7:00 pm. Since Christine is absent, Donna will contact her before confirming this information.

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

The next monthly meeting will be held on Saturday, December 10th, at 9:30 am in Café area at 84th Hy-Vee.

