

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

October 16, 2021

9:00 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 Al Walters.

Absent from Meeting: Jeff Pepin

The regular meeting of the HOA Board was called to order at 8:55 AM on October 16, 2021, at Hy-Vee Café Area by Jen Muehlhausen

I. Approval of Agenda

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

II. Review of Previous Minutes

The minutes of the August meeting was sent via email to members and changes/edits made prior to meeting. Al made the motion to approve the minutes. Derek seconded.

III. Consideration of Open Issues

1. Firework fine schedule – Jen.

Jen sent a proposed fine schedule to board members via email prior to the meeting. A definition of what is considered fireworks was needed. It was suggested we go by the firework definition the city of Lincoln has on its website as part of their city ordinance against fireworks. Board members agreed to this definition. Jen will put this all together and let the new attorney structure the fine schedule.

2. Neighborhood packets – Jen.

Material to be included in the packets handed out was discussed. Information such as Covenant, By-laws, Board business cards, an HOA quick info magnet, etc.. Any and all info a new resident

may need including but not limited to the rules, guidelines, and Board contact information will be in these packets. Initially, *all* current residents will receive these packets. After the initial distribution, then only *new* residents will receive them as a welcome packet. Derek will reorder business cards, magnets, and the hanging baggies to use for distribution. Board members will gather to stuff the baggies and then, to hang them on all the doors in the community.

3. NLT Letterhead - Derek

It was suggested the Home-owners Association have more official letterhead on all correspondence going out. Jen proposed using an image that we have used on the outside of our information binders each board member receives. Derek will move forward to design this letterhead.

4. North Sawyer “NO PARKING” sign - Jen

There have been complaints regarding vehicles parked north on Sawyer. It was discussed and decided that the “NO PARKING” sign would be more beneficial in a different spot. Derek said he would ask Jeff to assist and they could get it moved within the next couple of weeks.

5. Speed Bumps – Jen & Al

This item was passed at the September meeting. Al had done research on the pricing of removable speed bumps. The probable size which is being considered is 3x6, 22” wide. It was decided that the schedule for use would be to put them down in March and remove them in November each year. They would be stored in the HOA storage unit. The Board members will walk the community on October 30th to assess where to place the speed bumps to be the most effective. Jen will take photos. More information is to be gathered such as the labor cost of installation and removal, initially then annually.

6. Sprinkler update - Derek

Derek reported the sod program had been completed. Also, all sprinklers are in working order.

7. Attorney update – Derek & Jen

Since this item was passed at the September meeting, the process of locking in a new attorney and firing the old attorney has been put into motion.

8. Annual Board Dinner Meeting – Derek

Discussion was held regarding the annual Board dinner meeting. A location is needed to set up reservations early. Let it be noted, Al voted against this event.

IV. Agenda and Time of Next Meeting

The next meeting will be held at 9:00 AM on November 6, 2021, at:

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

Some proposed agenda items for the next meeting are as follows:

Financials – Derek
Pet Noise – Al
Community Bulletin Boards (located at the mailboxes) – Derek
Street Parking – Jen

UPDATES (old business)- Donna
Mud run-off
Fine amount changes
Update on proposed lawn care done by Blades
Landscape update spraying for weeds, replacing juniper bushes by mailboxes, tree stump removal, tree trimming at entryway, dead tree removal, and basic clean-up
Sprinkler winterizing by Judson
Ballots sent for Allo re-vote
Notice regarding glass in recycling
Letters sent to the two homeowners regarding their complaints

Accountability spreadsheet (inconsistencies in whether old business is finished or not) – Donna
Suggestions on new meeting location – Donna

TBD – email will be sent on Friday, November 5, 2021, with agenda attached.