

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

**October 8, 2022**

**8:30 AM**

**Location of Meeting:**

Hy-Vee Café Area  
1601 N 84<sup>th</sup> St  
Lincoln, NE 68505

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

The regular meeting of the HOA Board was called to order at 8:28 AM on October 8, 2022, at Hy-Vee Café Area by Derek Schroeder.

**I. Agenda**

Agenda was not printed.

**II. Review of Previous Minutes**

The minutes of the September 10<sup>th</sup> 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. Budget Discussion – Board**

The goal of this discussion is to move forward with an operating budget for the HOA by 2023. After going over the Profit & Loss (P&L) information, it was decided that more information is needed to come to any decisions on putting a budget in place for the HOA. Tom, our treasurer, will work with the accountant to acquire this information. **Update will be given at the November 12<sup>th</sup> meeting.**

**2. Landscaping Complaint – Board**

A resident requested to walk the commons property with the board to discuss some complaints they had made in an email to the board. On Friday, September 23<sup>rd</sup>, all board members, along with a Blades representative, met with resident and walked commons property behind residences next to city property, beginning East

of the playground, South, stopping short of Holdrege. One complaint was why wasn't the mowing company cutting closer to the city property line. Another complaint was made about a commons area which had been cleared two to three years ago but was not maintained. This area was behind a different residence. The board agreed to get a formal estimate from Blades in regard to the clearing of the common's property, in question, to the city property line.

Blades came back with an estimate and some conditions after a few days. They estimated the initial cost to clear the overgrowth they were able to would be \$16,300.00. Maintaining what they could clear would be an additional cost to the monthly mowing statement. Due to some of the areas and current landscaping, it would be detrimental to Blades' equipment to mow or remove some of the current overgrowth. To handle those areas, a second company with heavier equipment would have to be hired and that would be a separate amount above the \$16,300.00 quoted by Blades.

The board had a lengthy discussion and felt the cost would put an extra strain on the HOA maintenance account which would put any future maintenance in jeopardy. Also, the overgrowth areas are on common's areas and not on any home-owner property. No other overgrowth complaints have been made or recorded to the board in the past. Plus, whatever damages to either company's equipment as a result of this work would be the responsibility of the HOA which would add greatly to the costs.

The board felt these reasons were all feasible and, after much discussion, decided, unanimously, not to go forward with clearing the overgrowth in the common's areas surveyed next to the city property line.

**Due to the budget and landscaping complaint discussions, the following updates will be given at the November 12<sup>th</sup>:**

**Parking – painting curbs – Tom (Bid and paint)**  
**Landscaping concerns – Donna (contacting Blades)**  
**Beaver Hole task – Donna (contacting Blades)**  
**Concrete Matter (letter) - Donna**  
**Speed bumps research – Tom (Bid on drilling)**

**Adjourned – 11:00 am**

The next monthly meeting will be held on Saturday, November 12<sup>th</sup>, at 9:30 am in Café area at 84<sup>th</sup> Hy-Vee.