

Northern Lights Home-Owners Association (HOA)
Minutes of the Monthly Meeting of the HOA Board
September 18, 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, Jeff Pepin, Donna Boone, and Al Walters. Invited guest – Jacob Standing Bear Larsen (Bear) from Blades

Absent from Meeting:

The regular meeting of the HOA Board was called to order at 9:00 AM on September 18, 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 Muehlhausen.

Discussion was held regarding the fine schedule for fireworks violations. It seems the ban on fireworks was reasonably successful during the Fourth of July. To successfully draw up a fine schedule, a definition of fireworks must be stated, then the monetary fine schedule can be put into place. All members should bring the necessary ideas to the October Board Meeting so this matter can be moved forward and presented to residents.

2. Current fine amount structure – Jen Muehlhausen.

Discussion was held regarding the fine amounts for various community violations not being updated in at least 11 years. Fine amounts will be voted on at the November Board Meeting.

It was suggested the increase be effective beginning January 1, 2022.

3. Update on lawn care by Blades representative – “Bear” Larsen.

Bear Larsen, from Blades, gave an update on the plans Blades have to take care of the landscaping for our community. Fertilizer and aeration was discussed along with testing the soil to plan how to move forward for improvement. A bid was offered to do the work. Donna moved to accept the bid. Derek seconded.

4. Landscaping update - Jen

Jeff gave an update on the landscaping in the community. Discussion included spraying for weeds, possibly replacing the juniper bushes around the mailboxes, tree stump removal, tree trimming at the entryway, dead tree to remove, and basic clean-up.

5. Mud run-off – Derek

With the apartment construction, there is quite a mud run-off. Manzitto is to clean up this matter due to it being because of their construction. They were supposed to re-engineer the sod and it is supposedly fixed. Jeff and Jen will walk the neighborhood to check on this matter.

6. Winterizing the sprinkler system - Jen

This is usually done mid to late October. For now, the sprinkler system is temporarily fixed. Staying on top of this it would be beneficial to have an irrigation company on contract. To further discuss the sprinkler system and getting it working correctly, it was suggested that a representative from Judson Irrigation be invited to a board meeting.

7. Attorney issues - Derek

It has been brought to our attention that our present legal services can not work with us on any problems we may have with Manzitto and the construction being done at present time due to a conflict of interest. Jeff moved that we replace our current representation with new representation. The motion was seconded by Al.

8. Allo Vote – Derek

There will be a ballot sent out for re-vote.

9. Recycling / glass - Derek

D&D Recycling has let us know glass is not acceptable to be placed in the recycling any longer. Derek suggested a note be placed on the community bulletin boards by the mailboxes.

10. Fire Pit letter – Derek

A letter is to be sent to the homeowner who had a fire pit in the commons area. It was decided to have our new attorney create and send the letter. Jen and Al will work on acquiring the new attorney for our legal representation.

11. Removable speed bumps - Jen

After last meeting's discussion, Donna moved to proceed with removable speed bumps. Jeff seconded the motion. Board members will walk the area to determine where they should be placed.

12. Complaints – Jen

The board received two complaints from homeowners:

- a. A resident complained of the speeding drivers in the community. It was decided the speed bumps should help in that area.
- b. A resident complained about obnoxious weeds. It was discussed that each homeowner should take care of weeds on their property. Also, the fine schedule for violations should help in this area also.

The board decided that letters should be sent to these two homeowners.

13. New neighbor packets – Jen

Welcome packets are a good idea to welcome new neighbors in the community. Also, it was discussed to put together packets including the covenant and by-laws to all residents to start out, then these packets would be given as welcome packets to new neighbors as they move in. An HOA app was suggested and tabled.

IV. Agenda and Time of Next Meeting

The next meeting will be held at 9:00 AM on October 16, 2021, at:
Hy Vee Café Area
1601 N 84th St.
Lincoln, NE 68505

The agenda for the next meeting is as follows:

TBD – email will be sent on Friday, October 15, 2021, with agenda attached.