**Northern Lights Home-Owners Association (HOA)**

**Minutes of the Monthly Meeting of the HOA Board**

**September 12, 2024**

**9:00 am**

**Location of Meeting:**

Hy-Vee Meeting Room

1601 N 84th St

Lincoln, NE 68505

**Present at Meeting:** **Members**: President – Christine Schmidt, Vice-President – Mary Bowsman, Treasurer - Tom Choutka, Members-at-Large: Mark Garner and Annette Wadas

**Absent:** Secretary – Donna Boone (out of town),Members-at-Large – LeeAnn Heldenbrand

(sick) and Shaun Haller (out of town).

**Agenda**

Emailed to all members prior to meeting.

1. **Review of Previous Minutes**

The minutes were sent out to the board members via email. Three approved.

1. **Updates**
2. **New Informational Signs - Tom**

Tom has gotten a bid of $400.00 from Todd Carlson, owner of Paveman Pro, to install the new entry signs, children at play signs, playground signs, and no parking signs in designated areas around the neighborhood. This was approved and the plan is to have them installed the week of October 14, 2024.

1. **Towing Enforcement Info - Christine**

Capitol City Towing was contacted by Donna. The contact list for towing was updated at their office. A code to give to the towing company when called was given to those on the list.

1. **Landscaping – Christine**
2. **Tree bid -** Christiansen’s emailed a bid for:

Playground West side tree clean**-**up, and removal of leaning cottonwood tree over the spruce

Lift canopy over the walk at the playground

Dead tree removal at the corner of 8101 Oshel (we will need to verify location of sprinkler lines prior to this job).

The board decided to accept part of the bid.

1. **Sick / dying tree** on Sawyer/Oshel (**see above)**
2. **Front yard trees:**

The decision on request for trimming trees in the front yards, per Nicki Dixon Facebook post, was determined the HOA would be responsible for all front yard trees, therefore we would trim them. Christine will get an address as it was not left on the Facebook post. As of this day, Christine has not heard from the tenant.

1. **Replacement grasses where junipers were removed:**

How many per utility box? One – two, depending on the size of the area

Plant Fall or Spring? Fall if the weather permits.

1. **Mailbox corner areas on Connor/Oshel/Sawyer:**

A mixture of native grasses and, possibly, dwarf burning bushes (small as possible).

1. **Front yard tree replacement – Tom:**

Tom was asked to get a bid for four replacement trees. He got three bid and the board approved one from Omaha. Tom went to the nursery, hand-picked the trees and scheduled to have them installed on September 24, 2024.

1. **2030 Connor:**

Stump was left after the juniper bush was removed. Christine left a message with Christiansen’s Tree Service to add this to their list when they return to remove bushes at the end of September 2024. This area will be added to the list for landscaping with the utility box landscaping.

1. **1940 Connor:**

Roy, at Heroes, needs to check out the sprinklers and the grass needs looked at, also, by Blades.

1. **Drainage project:**

1830 Sawyer St. and 1804 Sawyer St. needs to have the drainage fixed and some ground leveling needs to be done. Will update with Shaun at October meeting.

1. **Juniper bush covering the street light sensor:**

We need to make sure that this bush is on the list to remove. Christine left a message to add to the list if it had not been on it previously. The bid was not clear if this bush was included.

1. **Air BnB request:**

A resident emailed the board and stated they wanted to turn their townhome into an Air BnB. The board discussed this request at length. There is no mention of how a townhome is allowed to be used in the covenants. The board decided to send a letter to the homeowner stating they would be solely responsible for all the normal covenant rules and by-laws with trash, parking, etc. being upheld or face fines.

1. **Future (Spring Projects):**

Updating playground in the spring

1. Replacing swing chains

**The meeting was adjourned at 10:00 am. Next meeting will be the on Saturday, October 13, 2024, at 9:00 am in the Café area at 84th St. Hy-Vee.**