

Northern Hills Homeowners Association Board of Directors Meeting
Minutes -Tuesday, August 4, 2026

- I. President Mike Gallagher called the meeting to order at 6:00 PM. Attendees included Jan Kirby, Milt McFarland, MJ Barnes, Alicia Weber, Diane Stuckart, Ed Weitz, Marsha Trefzer, Clare Coleman, Susan Wright, Jasmine Meme, Jan Hadley and Nancy Keating.
- II. Jan Kirby made a motion to accept the minutes of the June 2, 2026 Board Meeting. Ed Weitz seconded the motion. Motion passed.
- III. Jasmine Meme reviewed the financial reports for June and July, 2026. She addressed the larger expenditures shown on the June 2026 report. \$500.00 was paid to Armstrong CPA for processing the HOA 2025 federal taxes in the amount of \$380.83. The annual post office box rental of \$188.00 was also paid in June and is now current until June 2027. With significant membership dues paid in both June and July (\$1432.26), as well as the expenditure for lawn service at \$600.00 per month, the checking account balance as of July 31, 2026 is \$4426.71. With the addition of the money market account (\$8293.43) the ending balance as of July 31, 2026 is \$12,720.14. Alicia Weber made a motion to accept both financial reports. Clare Coleman seconded the motion. Motion passed.
- IV. Unfinished Business
 - President Gallagher addressed the agenda for the upcoming General Meeting scheduled August 11, 2026. City Code issues, the SAFFE Officer program, a review of the NE Senior Center programs and District 10 updates are scheduled. There was also the suggestion made that Board Members/Project

Managers place signage in their yards to further advertise the meeting. President Gallagher also stressed the need for door prizes.

- Jan Kirby spoke about the changes seen in the August/September Newsletter. Neighborhood News has added generic pages to the publication and Jan worked with them to be sure all NHHA info was included and spaced accordingly. The deadline for the next Newsletter is September 1, 2026.
- Nancy Keating reported on a text conversation she had with the owner of the land on Scarsdale where the building of single-family homes has been previously approved. She was told the project is on hold as another project is being completed and it would be at least another year before construction begins.

V. Board, Project Manager and Area Reports

- Once again, the issue of lawn service and the expense associated with the current 'contract' was addressed. Ed Weitz suggested seeking a Boy Scout troop to meet the need, however members of the Board do not feel a change is necessary.
- MJ Barnes reported an average of 600-650 weekly hits to the website.
- Alicia Weber noted several new members to the Facebook platform. She also continues to need representation in Areas 2, 4 and 6.
- Jan Hadley indicated she would start advertising the NHHA 2026-2027 Scholarship Program in the next Newsletter.
- In the absence of Pam Hays, President Gallagher reported on her behalf that there are 20 patrols scheduled in August. There are currently 33 active volunteers, and Pam is hoping the

upcoming September and October training will increase that number.

- Clare Coleman reported August will be the last month in the Yard of the Month program. She will be requesting three \$15.00 gift certificates from Rainbow Gardens to be awarded to a random drawing of 2026 season winners. The program will begin again in April 2027. She is also seeking a new print source for the literature associated with the program.
- The Area Reps in attendance reported continued road construction and homes for sale and rent in the neighborhood. Susan Wright suggested personalizing area write-ups to mention individuals by name in the Newsletter.
- A concern was raised about the validity of our membership list. It appears the majority of Board Members have paid their 2026 dues; however it is not reflected in the current list. President Gallagher requested a better line of communication between the Treasurer and Membership Secretary. It was also suggested that a 'start from scratch' approach be taken. Area Reps are also requesting an update on dues received within their area so that a personal 'Thank You' can be delivered.
- Ed Weitz continues to educate on issues affecting air travel. His most recent email speaks to the confidence assured by way of pilot simulation training. Please contact Ed if you are not receiving these emails.
- Jan Kirby reported a 47-49% open rate on Constant Contact communications.

VI. New Business

- Recording Secretary, Nancy Keating, will be leaving the position. Her last official duty will be the minutes of the August 11, 2026

NHHA General Meeting. The Board is seeking a replacement, as well as Area Representatives for Areas 2,4 and 6.

- President Gallagher spoke to the upcoming Board Member elections to be held at the November, 2026 NHHA General Meeting. Clare Coleman will be spokesperson for the event.

VII. Announcements

August 11, 2026, 6:30pm – NHHA General Meeting –
Northeast Senior Center

August 17, 2026, 6:30pm – Northeast Neighborhood
Alliance General Meeting – Northeast Senior Center

August 24, 2026 – 6:30pm – City Budget Town Hall –
Northeast Senior Center

September 1, 2026 – 6:00pm – NHHA Board Meeting –
Northeast Senior Center

September 1, 2026 – Newsletter Deadline

September 21, 2026 – 6:30pm – District 10 General
Meeting – Northeast Senior Center

President Mike Gallagher adjourned the meeting at 7:10 PM.

Recording Secretary – Nancy Keating

NORTHERN HILLS NEIGHBORHOOD JULY 4TH CELEBRATION

Items to purchase:

Corn Hole game	\$25.00
Yard Dart game	\$13.00
Jenga	\$30.00
Fishing Pond game	\$50.00
Hula Hoops (4)	\$30.00
Blow up Throw game (2)	\$100.00
Ring Toss game	\$40.00
Golf game (2)	\$50.00

Prizes	\$150.00
Photo Booth materials	\$100.00
Cakes for cake walk (5)	\$50.00
8oz Bottled Water/ice	\$100.00
Banner / signage	\$100.00
Ice Cream Truck	\$350.00
Door Prize	\$50.00
Trash Receptacles (6)	\$30.00
TOTAL EXPENDITURE	\$1268.00

As noted, a motion was made and passed to appropriate \$600.00 of HOA funds to cover expenses and unexpected costs not covered by Board Member donations. Many items and any remaining prizes will be stored for use in future HOA activities.