

NORTHRIDGE HEIGHTS HOA

Quarterly Meeting Minutes

Wine, Beer and Spirits, 5220 N. 27th Street

October 22, 2024

In Attendance

Board Members Present:

President: Kent Taylor

Vice President: Kathy Rowlands

Secretary: OPEN POSITION

Treasurer: Marilyn Busboom

Member-at-large: Absent

Eight (8) online proxies that can be voted by any officer

Households present: Paul Babl (10 proxies), Tracy & Melody Evans, Charlotte & Steve Ballard, Jo Bunstock and Jeff Sloan. Quorum was established. Meeting called to order by Kent Taylor at 6:33 p.m.

Approval of Minutes

The minutes from the previous meeting were presented and reviewed. Tracy Evans moved, Kathy Rowlands seconded, to approve the minutes. Motion carried.

Treasurer's Report

Marilyn Busboom presented several financial reports – September 30, 2024 statements of assets, liabilities & equity, revenues & expenses, September 2024 budget vs actual comparison. Treasurer's reports were filed.

Agenda Items

The position of recording secretary is still open. Jeff Sloan said his wife, Karen Sloan, would like to fill the position of recording secretary. She was unable to attend the meeting due to a previous commitment.

Kathy Rowlands moved, Paul Babl seconded, to approve Karen Sloan as recording secretary. Motion carried.

The block party was held on August 7th. It was well attended. The firetruck was not there because they had the wrong date. In the future, the firehouse will receive a flyer for the block party. There will also be an email with date and contact information.

The number of households participating in the neighborhood garage sales on Aug. 23rd and 24th was very good.

Yard of the month winner for August was 6300 Cornflower Drive, Rosemary and Dennis Hicks. The September winner was 3610 Saline Circle, Sherri and Doug Robinson.

Paul Babl moved, Kathy Rowlands seconded, to increase the first-place award to \$50 and the second-place award to \$30 for the holiday lights contest in December. Motion carried.

Discussion was held about the low participation of households voting on the holiday lights. Jo Bunstock moved, Paul Babl seconded, to purchase three \$10 gift cards. From the households voting for their favorite display, three entries will be selected randomly and receive a gift card. Motion carried.

The board recently met with the provider of the HOA insurance. It was suggested to implement a waiver of liability for volunteers when the HOA uses volunteers. There were questions about the form presented. It was suggested to have the insurance agency review it.

The Corporate Transparency Act (CTA) is a federal law that requires certain entities to report information about their owners and how they are controlled. The CTA was enacted by Congress in 2021 and took effect on January 1, 2024. Homeowners associations were not on the list of exempt organizations. Therefore, the HOA will file the necessary report by December 31, 2024. Board members must report their full name, date of birth, current address, and an identifying ID number. The ID can be a valid U.S. driver's license, passport or state or local government ID.

There is a jeep up on jacks at 3266 Prairieview Drive that has been there for years. The HOA covenants do not cover such an issue. It perhaps falls under the City of Lincoln Junk Car ordinance. Kent said he would contact the owner.

Kathy Rowlands moved, Paul Babl seconded, to adjourn the meeting. Motion carried. Meeting adjourned at 7:48 p.m.

Next Meeting

January 28, 2025 | 6:30 p.m. | Wine, Beer & Spirits – 5220 N. 27th Street

Minutes submitted by: Marilyn Busboom, Secretary Pro-tem