

# NORTHRIDGE HEIGHTS HOA

## Quarterly Meeting Minutes

Wine, Beer and Spirits, 5220 N. 27<sup>th</sup> Street

October 24, 2023

### In Attendance

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Board Members Present:

President: Rose Blair

Vice President: Kent Taylor arrived approx. 6:45 p.m.

Secretary: OPEN POSITION

Treasurer: Marilyn Busboom – 6 proxies

Member-at-large: Paul Babl – 10 proxies

Three (3) online proxies.

Households Present: 2 – Ed & Brenda Bolejack and Steve & Char Ballard

Quorum was established.

Meeting called to order by Rose Blair at 6:31 p.m.

### Approval of Minutes

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The minutes from the previous meeting were presented and reviewed. Char Ballard moved, Brenda Bolejack seconded, to approve the minutes. Motion carried.

### Treasurer's Report

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Marilyn Busboom presented several financial reports. The first report was the revised June 30, 2023 financial report of assets, liabilities and equity and statement of revenue & expenses to reflect the certificates of deposit cashed in April and reinvested to new certificates of deposit. Second report was the September 30, 2023 financial report of assets, liabilities and equity and statement of revenue & expenses. Third report was the Budget vs Actual expenses as of September 30, 2023. Brenda Bolejack moved, Char Ballard seconded, to approve the minutes. Motion carried.

### Agenda Items

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- **Recording Secretary:** This board office is vacant and is still in need of a volunteer.
- **Neighborhood Night Out** was held on Wednesday, August 2<sup>nd</sup>. It was well attended, and it worked fine to be held in River Circle.
- **Garage Sale:** The second neighborhood garage sale was held on Aug. 25<sup>th</sup> & 26<sup>th</sup> – Friday & Saturday.
- **Yard of the Month:** Winners were in: August Rick & Patti Buis of 3318 Prairieview Drive and September Bill & Sheryl Kruse of 6445 River Drive.
- **Covenants, Complaint Forms & By-Laws:** Copies of all these documents can be found on the HOA website. There was a discussion of the 14-day limit of parking a recreational vehicle on a homeowner's driveway. The 14 days is for the entire year. This is a restrictive covenant of Northridge Heights. The covenant supersedes the more lenient city of Lincoln municipal code. The HOA board follows up on all written covenant violation complaint forms submitted according to the Protocol for Enforcement of Covenants. The complaint needs to be submitted only one (1) time. The covenants do not prohibit the parking of a utility or hard sided trailer on the driveway.
- **Sidewalk Repairs:** The HOA is working with the city of Lincoln to compile a list of addresses in the neighborhood on which the sidewalk maintained by the city needs to be repaired, replaced or mud jacked. The intent is to get the neighborhood on the city's list for future repair. No definite date for repair. It was suggested to put information on the HOA website of what the city allows for homeowner repair and cost reimbursement.
- **Fire hydrant painting:** It was requested the HOA inquire about getting the fire hydrants in the neighborhood repainted. Ed Bolejack volunteered to get some information and let the board know what can be done.

- **Christmas decorating & lighting contest:** The contest will be held in December. More information will be sent out around Thanksgiving time. Gift cards to HyVee – 1<sup>st</sup> Place-\$30 & 2<sup>nd</sup> Place-20
- **HOA cash reserve balance:** There was a discussion of how much of a cash reserve balance the HOA needs to maintain. The current covenants and by-laws do not directly address this issue. There was feedback suggesting if the HOA got involved in any litigation the current reserve could be spent rather quickly.

Steve Ballard moved, Kent Taylor seconded, to adjourn the meeting. Motion carried.

Meeting adjourned at 7:33 p.m.

Minutes submitted by: Marilyn Busboom, Secretary Pro-tem

## **Next Meeting**

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**January 23, 2024 | 6:30 p.m. | Wine, Beer & Spirits – 5220 N. 27<sup>th</sup> Street**