

# **NORTHRIDGE HEIGHTS HOA**

## **Quarterly Meeting Minutes**

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

April 22, 2025

The meeting was called to order by Kent Taylor at 6:44 p.m.

### **In Attendance**

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Executive Board Members Present:

President: Kent Taylor

Vice President: Kathy Rowlands

Secretary: Karen Sloan

Treasurer: Marilyn Busboom

Member-at-large: Tony Peters

Members present: Paul Babl, Jo Bunstock, Rose Blair (3 proxies), Roberto Gomez/Amanda Rawson, Scott & Karen Grossenbacher, Tee & Ronda Welton, and Jeff Sloan. Twenty-four (24) online proxies that can be voted by any officer were in hand. Quorum was established.

### **Approval of Minutes**

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

### **Treasurer's Report**

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Marilyn Busboom presented statements of assets, liabilities & equity, revenues & expenses, through March, 2025. Grafton and Associates prepares the statement of assets and receives the accountant portion of the budget. Treasurer's reports were filed.

### **Agenda Items**

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#### **Old Business:**

- No one present expressed interest in becoming part of the executive board or replacing any of the officers. Paul Babl moved, Jo Bunstock seconded, the election of the current officers for the executive board. Motion carried.
- The statement of revenues and expenses was distributed. Both columns are the same right now, because these figures are just for the first quarter of the year.
- Copies of the budget for 2025 were distributed.
  - A question was raised about where the snow removal portion was applied. There is a short space of sidewalk on Saline Drive and another on Saline Circle and other portions including access to the wetlands. A map was shown of the areas that we have snow removed.

- The trailhead is owned by the NRD, but it is maintained by the HOA. We haven't mowed it for a couple of years because of the drought.
- The fun and events portion of the budget includes the prizes for the Christmas decorating winners, Yard of the Month winners, garage sales, the party in August, and other activities.
- Bank fees include the percentage charged by companies for online paying.
- Insurance is paid first of the year.
- Taxes are combined with biennial tax filing and hopefully those will be separated next time.

A motion was made by Jeff Sloan and seconded by Paul Babl to accept the budget. Motion carried.

➤ 3266 Prairie View Drive has a Jeep up on jacks. It is currently licensed and has been moved to the other side of the driveway. The covenants or by-laws don't include a requirement to have that moved. It's no longer on jacks.

➤ Update on painting of fire hydrants

- A year ago, contact was made with the fire department then directed to the water department to have fire hydrants painted. We were originally on the schedule for late 2024, early 2025. Since it hasn't been done yet, Marilyn contacted the water department again. Contractors are hired to paint these. We hope to see some activity in the near future.

### **New Business:**

➤ Beneficial Ownership Information filing requirements.

- As of March 26, 2025, US businesses are exempt. Only foreign businesses are required to file. This eliminates a big burden for the executive board.

➤ Yard of the Month

- Next month begins the Yard of the Month contest. It runs May through September. A motion was made by Tee Welton and seconded by Jeff Sloan to add an additional \$10 per month to our previous gift card amount so a total of \$35 will go to the winner each month. Motion carried. Karen Sloan will purchase 5 additional \$10 gift cards to add to the \$25 gift cards already purchased.

➤ Spring garage sales

- Neighborhood sales are Friday and Saturday, May 16 & 17. An email will go out to remind people of the date and to request that if parties would like their sale listed on the neighborhood map, requests should be made by contacting Karen Sloan at [karensloan5@gmail.com](mailto:karensloan5@gmail.com). Ads are placed in the Lincoln Journal Star, Facebook, Next Door, and Craigslist. Roberto Gomez is spearheading an effort to get a sign made up which includes a QR code leading folks to a garage sale map.

➤ Sidewalk repairs.

- Two years ago, a list of this type was submitted to the City. We were told that because there was so much work involved, they had to get bids for the work. We are still waiting for these repairs to be made. Individuals are encouraged to call the City (LTU) at 402-441-7541 or submit something online to request repairs and to follow up monthly if no action is taken. Many requests might urge them to move us higher on the list.

➤ A concern was brought up about a boat on a trailer on Cascade. The covenants state that items on trailers aren't allowed to be on driveways for more than 14 days. No further action was taken at this time.

➤The August 6 Neighborhood Block Party will be held in River Circle. At this event, we have face painting, a balloon artist, and snow cones for kids. There is also a fire truck for them to explore.

➤We are hoping to have an adult night where folks BYOB and a lawn chair, probably in River Circle as well. We will see what is left in the fun and games budget after the August event to see if we can hire a DJ. Amanda Rawson's friend, Anthony Krick, (DJ APK) would charge \$250 for this service. If we don't have these funds remaining in the budget for this year, we will consider adding it to the budget for 2026. The event will probably take place in September as the weather cools.

Motion made by Rhonda Welton to adjourn. Paul Babl seconded. Motion carried.

Meeting adjourned at 7:52 p.m.

## **Next Meeting**

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**July 22, 2025 | 6:30 p.m. | Wine, Beer & Spirits – 5220 N. 27<sup>th</sup> Street**

Minutes submitted by: Karen Sloan, Secretary