NORTHRIDGE HEIGHTS HOA

Quarterly Meeting Minutes
Loren C. Eiseley Branch Library - 1530 Superior St., Lincoln, NE
October 27, 2026

Meeting called to order by Kathy Rowlands at 6:32 p.m. For the first time in a long while, the meeting was held at this location.

In Attendance

Board Members Present:

President: Kathy Rowlands
Vice President: Kent Taylor
Secretary: Open
Treasurer: Marilyn Busboom
Member-at-large: Tony Peters

Households present (12): Marilyn Busboom, Kathy Rowlands, Jo Bunstock, Stephanie Roy, Rick Buis, Duane Haack, Paul Babl, Karen Grossenbacher, Dmitriy Konovalchuk, Rose Blair & Tony Peters, Ronda & Tee Welton, Kent Taylor. Online proxies voted by the board – 12. Online proxies voted by Kent – 2.
Quorum was established at 26.

Approval of Minutes

The minutes from the previous meeting were presented and reviewed. Kent Taylor moved, Karen Grossenbacher seconded, to approve the minutes. One nay vote recorded. Motion carried.

Treasurer's Report

Marilyn Busboom presented the September 30, 2026 Balance Sheet and Income Statement & Budget versus Actual Expenses thru September 30th. The Treasurer's Reports were filed.

Agenda Items

- Kent Taylor submitted his resignation as vice-president effective October 27, 2026 because of changes in his personal life. He encouraged any homeowner to take their turn on serving on the HOA board. He listed the time requirements, etc.
- Rick Buis asked the question of What is an HOA's purpose? And why the neighborhood wasn't notified about different aspects of the City Sidewalk Project. (This project started late August 2026 and has been completed unless there are underground sprinkler repairs that need to be addressed.) A considerable amount of time was spent explaining how this was a City of Lincoln Project and not an HOA project, how the HOA has been talking about a sidewalk repair project – most recently at the July meeting. Information from the city was shared with the homeowners via email as it was received. Rick indicated he didn't receive such emails. Other households at the meeting indicated they received some if not all the emails.
- The neighborhood garage sale was held on August 28 & 29 with very few participating households. A discussion was held and next year only one sale will be held in May.
- Yard of the Month winners were
  - August – 6611 Saline Drive – Victor & Imelda Corpuz
  - September – 3440 Prairieview Drive – Danield Petkovsek & Tieuvi Nguyen

- A brief recap of the City of Lincoln 2026 sidewalk project was given since there was discussion earlier in the meeting. Homeowners need to contact Woody's Lawn & Landscape if they have any further underground sprinkler repairs that need to be completed.
- The Neighborhood Block Party was held in River Circle on Saturday, October 24th – 4:30 pm to 6:30 p.m.. It was fairly well attended with some children and adults wearing Halloween costumes. There was a face painter, a balloon artist and Kona Ice. A Lincoln Department firetruck was able to be there for about an hour.
- A holiday lights contest will be held in December as usual.
- The HOA board wants to begin the discussion with all the homeowners about making amendments to the covenants that were written when the neighborhood was started in 2000. There have been changes to municipal codes that were included in those covenants that need to be specifically spelled out and not tied to a municipal code. This process will be done with legal counsel. There will be meetings held for information and discussion with the homeowners. Dates and location to be determined.
- Currently there are two openings on the board – vice president and recording secretary. Two members have expressed interest in possibly filling those positions but were wanting more information.
- The Lower Platte South NRD shared with the HOA information on a tree clearing project in the wetlands to be completed by April 2027. It will be the removal of eastern redcedar trees and other undesirable trees. In addition, the Harold E. Roper Trust property located north of the neighborhood and between the 2 wetlands is in the process of being purchased by the city.
- The HOA's primary means of communication will continue to be via email. If you have a new email address, please let us know. There have been many properties sold in 2026 so email addresses will need to be obtained from them.

Paul Babl moved, Kent Taylor seconded, to adjourn the meeting. Motion carried.

Meeting adjourned at 7:38 p.m.

Minutes submitted by: Marilyn Busboom – Secretary – pro-tem

Next Meeting

January 26, 2027 | **6:30 p.m. | Eiseley Branch Library - 1530 Superior Street**