

Northridge Heights Homeowners Association

Quarterly Meeting Minutes

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

July 28, 2026

The meeting was called to order by Kathy Rowlands at 6:38 p.m.

Board Members present:

Kent Taylor, President
Kathy Rowlands, Vice President
Marilyn Busboom, Treasurer
Tony Peters, Member at Large
Secretary – Open position

Members present: Tee Welton, Ronda Welton, Dmitriy Konovalchuk, Jo Bunstock, Jaime Bellmyer & Paul Babl. Proxies voted: Kathy Rowlands had 2, Kent Taylor had 2, any board member had 13. Quorum was established.

Introductions were made.

Emily Chilese resigned effective July 6, 2026.

Marilyn Busboom moved, Jo Bunstock seconded to approve the switching of President and Vice-President positions. Kathy Rowlands would be President and Kent Taylor would be Vice President. Motion carried.

APPROVAL OF MINUTES:

The minutes from the previous meeting were presented and reviewed. It was brought to our attention that the minutes did not include the discussion of not using HOA funds to purchase any alcohol at any HOA party or function. Jo Bunstock moved, Kathy Rowlands seconded, to approve the minutes as amended. Motion carried.

TREASURER'S REPORT:

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

OLD BUSINESS:

May garage sales were held May 15 & 16. Jo Bunstock felt the traffic was light. Tony Peters said his neighbor's sale was well attended. Advertising was done by signs, NextDoor, Craig's List and Facebook. This was the first time no Lincoln Journal Star advertisement was purchased.

Yard of the Month winners were:

- May - 6520 Cornflower Drive - Deann Crockett
- June - 3239 Watercress Lane - Brett & Laura Sinclair
- July - 6312 Cornflower Drive - Linda Jackson

There have not been any reported sightings of homeless encampments in the wetlands since the last meeting.

NEW BUSINESS:

The city of Lincoln has a sidewalk repair project - project #706608 - scheduled to begin mid August in the neighborhood. A copy of the project was distributed to everyone. Any problems or concerns need to be directed to the project contacts as listed on page 1 of the handout.

Starting January 1st, 2027 the billing of the HOA dues will be assessed on January 1st and delinquent on March 1st. This is a change of shortening the length of time to make payment from 90 days to 60 days.

Neighborhood garage sales will be held August 28th & 29th - Friday & Saturday.

The board will begin the process of updating the current covenants to clarify ambiguous parts and update to current laws.

There was a question about snow removal in the neighborhood. It looked like it was done by independent contractors. The independent contractors are not hired by the HOA but by the city of Lincoln. The city of Lincoln is hiring contractors to get the snow removed after a snowfall to speed up the process.

There is no scheduled Neighborhood Night Out party for August. Plans for a Fall family gathering on Oct. 24 4:30-6:30 pm were made. Kent will obtain the permit for River Circle, Tony will contact the fire department and police department, Ronda will contact Kona Ice, Marilyn will contact the balloon artist & face painter, Dmitriy will create a flyer. Discussion included possibly having S'mores, coffee, hot chocolate, hot cider, Trunk-or-Treat activities.

Adjournment

Paul Babl moved, Ronda Welton seconded, to adjourn the meeting. Motion carried. The meeting adjourned at 7:36 p.m.

Next Meeting

October 27, 2026 at 6:30 p.m. Meeting place to be determined - possibly the library.

Minutes submitted by: Marilyn Busboom – Secretary Pro-tem