

Northridge Heights HOA

Quarterly Meeting Minutes

Wine, Beer and Spirits, 5220 N 27th Street

Lincoln, NE 68504

January 27, 2026

Meeting called to order on 1-27-2026 at 6:45 p.m. by Kent Taylor.

In Attendance

Board Members Present:

President –	Kent Taylor
Vice President –	Kathy Rowlands
Secretary –	OPEN POSITION, Kathy filled in
Treasurer –	Marilyn Busboom in attendance briefly by phone
Member-at-large –	Tony Peters

Members present: Jo Bunstock, Rose Blair, Jeff and Karen Sloan, Emily Chilese. Twenty-four online proxies that can be voted by officers were in hand. Quorum was established.

Approval of Minutes

The minutes from the previous meeting on October 28, 2025 were presented and reviewed. Motion carried.

Treasurer's Report

In absence of the treasurer, Kathy Rowlands presented statements of assets, liabilities & equity, revenues & expenses, YTD comparison October through December, 2025. Treasurer's reports were filed.

Agenda Items

Old Business:

- ✓ Holiday Lights Contest winners were 1st place – 6410 River, Michael and Angela Plahm and 2nd place – 6611 Saline Drive, Jeff and Deb Lien.
- ✓ Follow up on Northridge sidewalk repair with the city was reviewed. Mr. Tyler Lacey is the contact and coordinates these projects in the city of Lincoln. His comments are attached below and will be uploaded on the Northridge website for all members.

On Mon, Nov 3, 2025 at 8:21 PM Kathy Rowlands <k_rowlands@hotmail.com> wrote:

Subject: Update from the City of Lincoln – Northridge Sidewalk Repair Information

Hello All,

I wanted to provide an update from the **City of Lincoln** regarding the sidewalk repairs discussed during our most recent HOA meeting.

I received a call from **Tyler Lacey** with the City of Lincoln, who shared the following information:

City-Scheduled Repairs

- The City has reviewed the Northridge area and estimated the total cost of needed sidewalk repairs to be approximately **\$320,000–\$330,000**.
- However, the department can only approve **up to \$250,000 per project**, meaning the most severe repairs will likely be addressed first.
- The City is also prioritizing older neighborhoods in need of significant repairs.
- A project location list is expected to be finalized **by early 2026**, and while no guarantees can be made, Northridge is a **proposed location**.
- Tyler noted that it would be more efficient for the City to complete all repairs in one area rather than send crews to multiple locations around town, which may work to our advantage.

Sidewalk Reimbursement Program

For homeowners who would like to proceed with repairs sooner, the City offers a **Sidewalk Reimbursement Program**.

2025 Reimbursement Rates:

- **Full sidewalk panel replacement:** \$10 per sq. ft. (increased from \$6)
- **Mud jacking/leveling:** Up to \$3 per sq. ft.

Eligible repairs include:

- Leveling uneven slabs (mud jacking)
- Full panel replacements for damaged sections

Homeowners can hire their own contractor and submit the invoice to the City for reimbursement. Tyler mentioned that, while he is not permitted to make official recommendations, **"The Concrete Doctor"** is a reputable company that typically performs work at the approved reimbursement rate. They are currently booked for much of this year but continue work until temperatures reach around **35°F**.

Additional Information

You can find more details about the program and reimbursement process online at:

👉 [2025 Sidewalk Program Report – City of Lincoln, NE](#)

Contact for Questions:

Tyler Lacey – City of Lincoln

✉️ TLacey@lincoln.ne.gov

☎️ (402) 441-7541

Please let me know if you have any questions or if you plan to pursue repairs through the reimbursement program.

New Business:

- ✓ New Board Members were nominated:
Kent Taylor was nominated as President by Kathy Rowlands and second by Jo Bunstock. Kathy Rowlands was nominated as Vice President by Kent Taylor and second by Emily Chilese. Emily Chilese was nominated as Secretary and accepted by Tony Peters and second by Kent Taylor. Marilyn Busboom Treasurer present briefly by phone still to be nominated, second and voted on. Tony Peters Member-at-Large nominated by Kent Taylor and second by Emily Chilese.
- ✓ Emily Chilese's accepted the nomination as secretary. Her address 6525 Cornflower Drive and phone number 402-310-1894 to be added to the list of Board Members,
- ✓ Jeff Sloan addressed the board asking why the HOA maintains the dollar amount that we have on hand for money markets and CDs. Which are allocated for Neighborhood maintenance, or liability that the association may encounter. Jeff stated we should let our insurance handle those issues.

- ✓ Karen Sloan addressed the board stating annual dues should not have to cover income tax – she feels that expense should come from a money market account.
- ✓ Rose Blair asked what else could we do to get the cost of an association party down. She stated this started out as a “Get to Know Your Neighbor” night out.
- ✓ A motion was made to take out \$650.00 from the money market account to fund a party by Kent Taylor but could not be second due to the budget has not yet been approved. Further information by Marilyn Busboom by phone during the meeting stated the board would need to go back to the covenants to review if that was possible and what it states. Kent added can we have this as a one-time event?
- ✓ Jo Bumstock questioned, should we be checking on the prices of other companies for snow removal and lawn service just to keep us inline?
- ✓ Jeff Sloan suggested we make a “Fun Event” limit of \$1000.00, leave the current \$355.00 alone allocated for federal income tax, and move the interest from CDs to the annual income to cover the event. Jeff made a motion for this and Rose Blair second pending adjustment to the current budget.
- ✓ All board members were nominated, seconded, and approved, except for Marilyn, who was not in attendance and will be voted on at the next meeting.

Motion to adjourn the meeting by Kathy Rowlands, Kent Taylor seconded. Motion carried.
Meeting adjourned at 8:02 p.m.

Next Meeting

April 28, 2026 – 6:30 p.m. – Wine, Beer & Spirits @ 5220 N 27th Street, Lincoln, NE

Minutes submitted by: Kathy Rowlands, Vice President