

President Cory Williamson called the meeting to order at 6:30 p.m. at his house.

Attendees: Cory Williamson, president; Brian Jung, treasurer; Jacob Hartwig, vice president; Anne Pamperl, secretary; Wendy Morrissey, Janet Emery, Cheryl Wells, and Gloria Kuebler Board members; Stacie Jung newsletter editor

Secretary's Report: Cheryl made a motion to accept the July 2019 Board meeting minutes as emailed to Board members. Janet seconded the motion. Cory asked if there was any discussion and there was none. The motion passed unanimously.

Treasurer's Report: The bills presented at the meeting were as follows:

Lincoln Electric System	\$31.72
T&D Mowing	\$1,360.00 (5 commons mowings, 2 Superior ROW mowings, 1 trim/spray Superior fence line, 1 spray along flowliners/playground equipment/cracks in sidewalks)
Anne Pamperl	\$9.00 (\$6 for 2 nd key for the post office box + \$3 deposit)
Tree Guys	\$12,400.00 (removal of 8 trees)
Grafton & Associates	\$228.50 (July bookkeeping + postage for 3 rd dues notice mailing)

Wendy made a motion to approve and pay the bills as read, and Gloria seconded the motion. Cory asked if there was any discussion. Anne said she didn't like the spraying of weeds in the flowliners, which are waterways. Cory said that needed to be discussed when the T&D Mowing agenda item came up. Cory let the Board know that the removal of the 8th tree did not add to the Tree Guys bill; i.e., the bill was the same as the estimate. The motion to approve and pay bills passed with 7 yes votes and one abstention.

Business:

Item 1, Liens – Cory reported 41 lot owners owed 2019 dues at the time the certified letters went out. Most paid after receiving the letter. 8 new liens need to be filed. 4 lot owners who owed past dues paid all that was owed, so lien releases will be filed for those four lots. Cory has the 8 liens and 4 releases completed, and Brian will get them notarized. The filing fee is \$10 per form. Wendy made a motion that the liens and lien releases be notarized and filed at a cost of \$10 each. Cheryl seconded the motion, which passed unanimously.

Item 2, Liens in Nebraska versus Kansas – Cheryl asked if outstanding liens had to be refilled periodically in Nebraska. In Kansas, liens must be refilled every 5 years. Cory told her he had checked and in Nebraska liens do not have to be refilled.

Item 3, T&D Mowing – Cory said he needed to look at the 2019 contract to see what it said about mowing frequency and spraying during 2019. Brian is concerned that some areas are being mowed weekly that don't need to be mowed that often. Anne pointed out grass in some of the low areas along the flow liner have access to plenty of moisture and grow rapidly. Cory concurred. Cory said he wanted to put together a bid sheet for 2020 mowing and snow removal. The Board discussed potential requirements, how to put flexibility into the bid sheet, where spraying should occur, and forbidding spraying in some places. Board members discussed mulching around trees with roots that are partially above ground and thus hard to mow around. Cory said that he'll look into having some or all of the trees that are removed next year turned into wood chips that can be put around the commons where mulch is needed. Cory said that he will prepare a bid sheet now that he has the Board's input and will make it available later this year to T&D Mowing and any other companies that express an interest in mowing the commons and removing snow from its sidewalks.

Item 4, Insurance claim – BENA's insurance carrier, EMC, received a claim from Traveler's Insurance for a shed that was flattened by a falling common tree in July. The claims adjuster for EMC requested pictures of the tree before and after it fell. The adjuster also wanted information on the health of the tree from the certified arborist with the Tree Guys as part of the claim evaluation. If EMC doesn't get the requested information, EMC will pay Traveler's Insurance and then either ask BENA to reimburse the \$800 claim for the shed or will cancel BENA's insurance. Cory told the Board that Tim Gill, former Board member, provided a written sworn affidavit to Traveler's Insurance claiming he was on the Board 8 years ago and the Board refused to do anything about the trees west of Valley Forge. This is a likely factor in Traveler's Insurance being so insistent it be paid.

Item 5, Garage sales – Cory put an ad on Craig's List. The sale is already posted on BENA's website and FaceBook page.

Item 6, Newsletter – The Board discussed when to put out the fall newsletter. The goal is to have it ready to hand out on the 13th and 14th of September. The newsletter will emphasize the upcoming fall cleanup (1st story) and no flier will be done for the cleanup. Anne said she'll modify the cleanup grant application to remove the request for funds for a flier.

Item 7, Fall cleanup – Anne will get the application in tomorrow or the next day. BENA should hear in 2 to 3 weeks if the application is approved. Cory stated the cleanup will take place even if the grant isn't approved.

Item 8, Reimbursement for graffiti cleanup – Cory received the first of 3 checks from the Juvenile Diversion program. Each of the vandals will pay part of the cost of the graffiti removal. The 1st check was for \$105.72, and Cory will take it to Grafton & Associates so that they can record and deposit the check. Cory reported 2 of the vandals opted to complete their community service hours working on graffiti removal and commons cleanup under Cory's supervision. The 3rd did some hours on graffiti removal and then elected to go elsewhere for the rest of that individual's community service hours.

Item 9, Tree Guys questionnaire – Cory received a customer service questionnaire and asked the Board for their input on completing the questionnaire.

Item 10, BENA records – Anne reported she had reorganized the record files as requested by the Board. Routine records are now organized by year. Liens and other stand alone items are filed in the top drawer of the file cabinet. Because BENA doesn't have a records retention policy, she kept everything. She did ask for permission to shred a few records that appeared in the BENA files that did not pertain to BENA (boy scout records circa 2008, signature verification form for a lot owner's mortgage company). Board members agreed those can be shredded. Cory will take care of having the records shredded.

Brian moved the meeting adjourn, Cheryl seconded the motion, and the meeting adjourned at 7:48 p.m.