

Jordan Enderle called the meeting to order at 6:28 p.m.

Board Attendees: Jordan Enderle president, John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Kent Pierce, Mike Von Busch, Lonnie Wells
Member Attendee: Joshua Dicken

Secretary's Report: Anne reported the January 2026 meeting minutes were unanimously approved via email prior to the meeting. A copy of the minutes was available at the February meeting, and the minutes were posted on the BENA web site after approval.

Treasurer's Report: John reported he had filed a lien release for a lot that should not have had a lien filed in 2024. The lot owner's check was mailed in September 2024, the lien was filed in October, and the check was not credited to BENA's account until December. John donated the lien release fee cost of \$10 to BENA.

Bills reported at the meeting were:

Lancaster County Property Taxes for the Commons	\$20.56
Liability Insurance for the Commons	\$1,208.00
Sheet of Stamps	\$15.60
Lincoln Electric System	\$44.74

John reported 2 deposits, each for \$100, on December 18 and 31 last year. He's not sure if they are early dues payments at the old assessment rate or something else. Jordan said he would check with Grafton and Associates.

Closing balance as of 17 February 2025 is \$48,826.79.

A motion was made, seconded, and passed unanimously to accept the Treasurer's report.

Electronic Dues Payment Update: Jordan reported 17 lot owners used Square to pay their 2026 dues, while 33 used Zelle. The total number of lot owners paying electronically is about the same as the number paying by check. Jordan reported that we're seeing a 12 cent short fall in the Square payments because of the way Square calculates their fee per dues payment. He is donating the amount of the shortfall to BENA. So far he has used Zelle to transfer a little over \$2 to BENA from his account. Jordan also reported 2 lot owners who paid their 2026 dues through Square also owe past years' dues. He will reach out to them to see about getting the past dues paid.

Bulk Mailing: Jordan looked into the possibility of using bulk mail rates to send out mailings that go to all BENA lot owners. The US Postal Service (USPS) has tiers of discounts based on how the mailing is sorted. The savings could run up to half the cost of the mailing, that is half of 78 cents per letter. Nonprofits registered with the USPS can get much cheaper rates, 13 or 14 cents per letter. Nonprofit status is attained in one of 2 ways: 1) obtain 501(c)3 status from the Internal Revenue Service (IRS) and provide a certificate showing that status to the USPS or 2) purchase a nonprofit marketing permit from the USPS for \$265 per year. Jordan asked Anne if anyone in the past had looked into getting 501(c)3 status for the IRS. She wasn't sure but didn't think so. The cost of the USPS permit would exceed any savings on BENA mailings.

Commercial Business Use of Commons: Lonnie reported a daycare located east of BENA brought around 30 little kids over to the Commons Monday before the meeting and turned them loose in the playground and adjacent area for a while. He didn't think this was allowed and wanted to know what the rest of the Board thought. The Board agreed that a commercial business can not use the Commons, which is private and only for the use of residents and their families. John will stop by and talk to the manager of

the daycare and explain our Commons is private. If the problem continues, the Board will send a letter to the manager of the daycare.

Correspondence: Jordan took draft letters Anne and Mike had written and made a few revisions. He also created a letter template on google drive for future use. Jordan, as executive officer of the Board, signed the five letters at the meeting that are going out from the BENA Board to 4 lot owners who have private property encroaching on the Commons plus the letter to the adjacent business park manager letting the manager know BENA will no longer maintain the western edge of the business park's property (grass and flow liner near the Superior Street culvert). A sixth letter to a lot owner who is chaining a dog in the commons behind their house will have a minor edit and will then be signed and mailed. Jordan will also write a letter and send to the owner who hung a swing from a tree in the Commons telling the owner the swing must be removed. Note that the Board is in agreement on the reason for and the contents of all of these letters.

Spring Newsletter: Roxane and her daughter, who also lives in the neighborhood, drafted a spring newsletter. Roxane brought the draft to the meeting for the Board to review. Board members read over the newsletter, suggested a few minor changes and additions, and agreed upon dates for upcoming events. Roxane and her daughter will finalize the newsletter before the end of February. John volunteered to print 360 copies of the newsletter. Board members volunteered to hand them out on the various streets in BENA.

Easter Egg Hunt: Roxane gave letters to 50 different businesses requesting donations for the Easter Egg Hunt. A few told her they don't participate in these sorts of events, a few others have already offered donations. She's hoping to hear from more soon. Roxane also reported a resident in BENA had made a donation toward the purchase of candy. Possible dates and times for the hunt were discussed. These will be put in the Spring Newsletter and on the private BENA residents FaceBook page. Roxane asked for someone with a key to go with her to the storage unit so that she can see how many plastic Easter eggs are available for filling. Anne said she would go with Roxane. Kent remembered BENA used to have signs for the different age ranges that participate in the hunt, so Anne and Roxane will look to see if those are still available. Roxane wondered if any rope was available to delineate areas. John said water based spray paint was used in the past. Roxane and Mike talked about the private BENA residents Facebook page and how that worked. Josh wondered if it was possible to do a raffle to raise funds for resident activities. John, whose union is a nonprofit, thought so, and others mentioned churches and other charities hold them. This will need to be looked into to make sure it is allowed for homeowner associations.

4th of July Parade: Lonnie wondered what the rest of the Board thought about turning the picnic into a block party in which part of Boston Drive would be blocked off. John wondered if that would interfere with the parade and firetruck, but Lonnie thought it could be made to work with those. Lonnie also suggested it could be more of a potluck than picnic. BENA would still provide some food and other items to be determined. Someone else noted it would be easier to move grills around on the street than through the grass of the Commons. This was tabled for discussion closer to the 4th of July but the Board is interested in the block party concept.

Spring Commons Cleanup: The primary focus will be on picking up litter and maybe some pruning so that the Commons will look nice once the weather warms and people start using it more. The cleanup date will be March 21st, Saturday, at 10 a.m. The rain date is March 29, Sunday, at 1 p.m. Volunteers are needed. Anne will put this on the website and Roxane will put this in the newsletter. John suggested the Board add a tree work day in late spring or early summer. Pruning and volunteer tree removal will be the focus. Date and details will be worked out later.

2026 Annual Member Meeting: The Board agreed the annual meeting will coincide with the May Board meeting. Jordan asked if we wanted to serve refreshments but the Board said no so as to keep the cost of

the annual meeting to the cost of printing and mailing the meeting announcements. Anne will reach out to the former secretary of the Board and see if her church would be willing to let the meeting take place there (the church was the site of last year's meeting). If the church is unavailable, Anne will check on the availability of the meeting rooms at Eiseley Library.

Special Meeting for Dues Increase: The Board talked about whether or not to go through the process of increasing dues. Jordan suggested the special meetings take place after the annual meeting, which is fine with everyone. Varying amounts for the increase were discussed. Mike said we should come to the special meetings prepared to give specific examples of how the increase would be used. Besides paying for rising utilities and mowing costs, the increase might be used to purchase another picnic table and some benches. The Commons still has several ash trees that need cutting down so part of the increase might go into the tree section of the budget. Board members will think about all the possibilities and then decide on what to present and potential costs. The special meeting dates, amount of increase, and plans for the increased revenue will be discussed more at future meetings.

Other Business:

Mike asked if the old BENA laptop could be recycled. He has already removed the hard drive and mounted it in a case so that it can be used as an external hard drive/backup storage. A motion was made, seconded, and passed unanimously authorizing Mike to recycle the old laptop.

Anne reported she has finished the text and only needs to go through pictures to determine which ones will be used in the draft report on the rip rap installations in the Commons. She asked for reviewers and the Board said they would look at the report. Mike will send her pictures he found on FaceBook of the erosion areas before rip rap was installed so that they can be included. John said he can scan the report drawings for her (she doesn't have a scanner).

The meeting adjourned at 7:55 p.m.