Jordan Enderle called the meeting to order at 6:31 p.m.

Board Attendees: Jordan Enderle President, Mike Von Busch Vice President, John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Kent Pierce, Lonnie Wells

Secretary's Report: The June minutes were electronically approved by 8 Board members prior to the July meeting. One member abstained because he was not present at the June meeting.

Treasurer's Report: John reported the following expenses:

Virginia's Cafe (wholesale cost of hot dogs for Block Party)	$36.99
Sam's Club (block party buns, patties, chips, lemonade, condiments)	$169.35
Sam's Club (returned buns)	($11.64)
Hy Vee (block party condiments)	$16,90
Lien release filing plus debit card fee	$12.45
Nebraska Revenue Department (State income tax)	$64.36
Internal Revenue Service (Federal income tax)	$329.21
Grafton and Associates (Bookkeeping)	$330.00
Property Services (mowing)	$1,300.00
Limb disposal fees (small trailer 18.00 on June 17th, 22nd 3 times, & 29th)	$90.00
Mike Von Busch (reimbursement for envelopes, paper, & playground jumper)	$376.24
Lincoln Electric System (June 23rd; light by basketball court)	$44.03
Reimbursement of overpaid dues and interest	$229.60

John reported the total cost of the 4th of July block party was approximately $369. The port-a-potty rentalb bill wasn't received prior to the July Board meeting so its cost in the total was an approximation. Mike made a motion to approve the Treasurer's report, Anne seconded, and the motion passed unanimously.

John bought 3 gift cards (parade prizes) for the block party at a cost of $89.85. In lieu of total reimbursement for the gift cards John took the extra hot dogs ($18.50) and extra patties ($45.87) from the block party. BENA therefore owed him $25.48 for the gift cards. John also paid cash for limb disposal, $25.15, on June 27th at the Bluffs Road Landfill because Greg's large trailer is not accepted at the North 48th Street Transfer Station. Lonnie made a motion to reimburse John a total of $50.63, Kent seconded, and the motion passed unanimously.

4th of July Block Party and Parade Review: Roxane said 2 people for grilling and 2 sets of grilling utensils will be needed if the big grill is used again in the future. Lonnie commended Jordan for providing a nice grill. John reported 400 water balloons were provided to kids and were a big hit. The 3-legged races and sack races were greatly enjoyed but didn't have any prizes for winners. Next time small prizes need to be given to the winners. The Fire Department sent a truck and 4 firemen for the parade, The kids really enjoyed the fire truck, and the firemen enjoyed picking the parade winners and handing out the prizes. Fifty to sixty people including kids attended. Two families new to BENA made a point of letting Board members know they appreciated a chance to get to know their new neighbors. Board members hope attendance will increase in the future because this year was successful/popular with attendees.

Fall Newsletter: Roxane said she and her daughter can produce a fall newsletter and wondered what the Board would like to see in it. Topics proposed included the success of the 4th of July block party and parade, the upcoming neighborhood garage sales (September 17th through 19th), fall Commons cleanup (September 12th), and the new jumper in the playground. If room, the new bench by the basketball court could also be mentioned. Roxane will bring a draft newsletter to the August Board meeting for review and approval. Board members will hand deliver the newsletters after approval and printing.

Commons Cleanup/Improvements: Mike installed the jumper in the playground with concrete anchors to hold it in place. Lonnie and Mike changed the net on the basketball hoop and discovered a piece is missing on the hoop though this did not prevent the net installation. The fall Commons cleanup on September 12th (Saturday) will start at 10 a.m. and everyone is to meet where the Commons intersects Boston Drive. The Board decided the rain date will be September 13th (Sunday) with a start time of 1 p.m. at the same meeting location. After discussion, the Board agreed painting the swing set will also start on September 12th. The old paint and rust must be stripped off (probably with drills and wire wheels) and then the swing set must be primed before it can be painted. Paint colors were discussed - dark green to match picnic table and bench, red, or white that won't fade. No final decision was made.

Declaration and Amended Bylaws: Jordan asked Anne if the amended bylaws were on the website yet. She said no; she needs someone to scan the signature pages of the bylaws as well as the declaration so they can be inserted into the documents. Mike and John offered to make the scans. The documents will be on the website before the next meeting.

Post Office Box: John is continuing to talk to the postmaster about getting a box in one of the cluster boxes on Boston, which would eliminate the need for and cost of the post office box. The Assessor's office assigned street addresses to the 3 outlots that form the Commons but now the postmaster is saying that's not enough; someone must reside at that address. Mike pointed out no one resides at business addresses. John will talk to the postmaster again.

Sidewalk Repairs: Lonnie asked about repairing the BENA sidewalks rather than waiting for the City to repair them. Kent and Anne said uneven sidewalks can be mud jacked and the City will reimburse the entire cost. However, broken sidewalks must be replaced and the City only reimburses 50% of the replacement cost. No decision was made.

Dumping in the Commons: Some Board members reported 2 homeowners on Valley Forge are dumping limbs and grass clippings in the Commons behind their houses. 2 Board members talked to them about not dumping limbs. Someone will have to talk to the homeowner who is also dumping grass clippings.

Fences Along Superior: Some Board members noted the wooden privacy fences along Superior Street are deteriorating and mostly in bad shape except for one lot where the homeowner replaced their fence. This makes BENA look bad. The Board talked about sending letters to the lot owners telling them to fix or replace the fences and quoting the section of the declaration that states owners must maintain the exterior of their properties. This will be revisited at a future Board meeting.

Grafton and Associates: John gets an electronic ledger from Grafton and Associates (G&A) periodically that shows dues received and expenses. The ledger sometimes reports expenses incorrectly, i.e. guesses what the money was spent on. John called and told them to stop guessing and call him when they have questions. For example, G&A didn't attribute recent $18.00 charges on the debit card to brush disposal but guessed something that was totally wrong.

Commons Tree Work: Mike heard a chipper and saw that it was The Tree Guys working on tree removal behind Valley Forge. It's his understanding they've completed all the tree work in their bid. Anne said she will visit each of the sites where they were supposed to either prune or remove trees to make sure the work was satisfactorily completed.

Outstanding Liens: John received a list of delinquent properties and amounts owed from G&A. The list also includes lot owners who underpaid a few dollars and other lot owners who over-paid. Mike and his wife reviewed data from the Assessor's web site to find liens listed there and put together a list of active liens. Jordan will check the BENA hard drive to see what information might be saved there. John asked for help with the ongoing lien review and wondered if all lot owners with liens should be notified of their lien plus the amount owed. Mike and Jordan will work with John to get all the information together.

2027 Annual Dues Notices: G&A has agreed to mail the dues notices this year with a billing date of December 1st and to put the specific amount owed on each individual bill. The Board will provide a cover letter that explains dues need to be paid by January 1, 2027, the payment methods that will be available, and when interest starts accruing. The payment methods will be Venmo, Zelle, and check or cash. John made a motion Square not be used for 2027 dues payments, Kent seconded, and the motion passed unanimously. Also, John will make sure G&A knows the date by which the notices must be mailed.

The meeting adjourned at 7:50 p.m.