

Jordan Enderle called the meeting to order at 6:35 p.m.

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

**Secretary's Report:** Anne reported the November meeting minutes were unanimously approved via email prior to the meeting. A copy of the minutes was available at the December meeting, and the minutes were posted on the BENA website.

**Treasurer's Report:** John stated \$100 was deposited in the bank account but the reason is not known. He will check with Grafton and Associates to see if a lot owner paid dues. John then reported the following payments:

Property Services	\$1,025 (mowing/snow removal)
Grafton and Associates	\$315 (bookkeeping)
Lincoln Electric System	\$42.20 (light by basketball court; will come out of account 20 Dec)
The Tree Guys	\$5,411 (tree/stump work plus grinding brush pile)
Allen Surveying	\$1,200 (survey of several of Commons boundaries)
Smart Sign	\$86.01 (2 aluminum "No Dumping" signs)

A bill from Natalie Pierce for \$192 for removal of trash from BENA's 2 trash cans during the last quarter of 2025 was presented at the meeting. A motion was made and seconded to pay the bill. The motion passed unanimously.

Closing balance, after paying bills presented at the meeting, was \$37,293.01. A motion was made to approve the Treasurer's report and seconded. The motion passed unanimously.

**New Board Member:** Jordan asked Kent if he would like to fill one of the remaining unexpired terms. Kent said that he would be willing to fill a term that had about 2 years left. A motion was made and seconded to have Kent fill an unexpired term on the Board. The motion passed unanimously.

**Tree Guys Update:** Anne checked the work in the Commons to make sure it was okay after she received the bill. It was. She gave the bill to the Treasurer prior to the start of the meeting.

**Survey Update:** Mike reported Allen Surveying had completed surveying certain Commons boundaries and sent the bill, which he brought to the meeting. The survey showed that BENA does own the brushy area on the west side of the Commons behind Valley Forge, also known as the north end of the Commons. In other areas of the Commons some private structures, such as fences, are located on and encompass part of the Commons. The Board will send letters to the affected lot owners. The survey also showed BENA was mowing the western part of the Ticonderoga Center property, which is located east of BENA. The management company will be notified that BENA will no longer mow the grass or do any maintenance on the section of flow liner that lies on their property.

**Property Services Update:** John notified them that their bid for 2026 had been accepted and took a signed contract to them. John plans to talk to Property Services about setting up ACH or Zelle payments for 2026 rather than charging a BENA debit card.

**Nebraska Digging Update:** Anne reported on some initial findings from her investigation of the rip rap by the flow liner. The snow after Thanksgiving and ice in the flow liner delayed additional measurements that need to be made. She offered to put together a report for the January meeting if the Board thought that would be helpful. The Board told her to proceed. Jordan told the Board he had filled out a form with the

Nebraska Bar Association requesting pro bono services but had heard nothing back so far. Kent knows someone who works at the UNL College of Law, and he will reach out to see if there is a pro bono program through the College.

**Commons Signage Update:** Jordan received the "No Dumping" signs and put one on an existing sign post adjacent to the N 25th Street entrance to the Commons. He installed a sign post adjacent to the site of the former Boston Drive brush pile and put the second "No Dumping" sign there. Anne brought the dog ordinance signs to the meeting and Jordan will get those installed. On a related note, Jordan told the Board he had retrieved the 2 dog cleanup stations, which were purchased in late 2021, from BENA's storage unit and had assembled one. He put it up by the trash barrel near the playground. BENA has extra bags in the storage unit so the cleanup station can be resupplied as needed. The second cleanup station won't be put up until the Board sees how the first one is used.

**Digital Payment of Dues:** Jordan set up a BENA Zelle account so that interested BENA members with Zelle accounts will be able to pay their 2026 dues through Zelle. Members will need to scan a QR code or enter the BENA email address to make the dues payment. The member will also have to enter the amount of the payment, i.e. \$103. Zelle does not have a convenience fee. Jordan also set up a Square account so that BENA members will be able to pay dues plus a convenience fee with a debit or credit card. The Square account is accessed by scanning a QR code. The account automatically charges dues (\$103) plus a convenience fee (\$3.70) for a total charge of \$106.70 on a member's card. Jordan presented a draft cover letter that explains the payment options and will be sent out with the invoice from Grafton and Associates. Both QR codes are included in the letter. He plans to make a couple of edits to the letter before sending it to Grafton and Associates.

**Change in Registered Agent:** BENA needs to change the registered agent that is on record with the Nebraska Secretary of State before January. John said he would take care of this. The registered agent is part of BENA's nonprofit corporation filing with the Nebraska Secretary of State's office. See the September Board meeting minutes for further information.

**Annual Budget:** Mike put together a table showing all BENA expenditures for 2025 by month and category. This information will be used to put together a budget for 2026 at the next meeting.

**Other Business:**

- 1) John wondered about the Christmas lights contest. Most of the Board had assumed we were not doing any member activities this year so hadn't thought about this one. Mike stated fewer homes were decorated this year. The Board agreed not to hold the contest.
- 2) Cory Williamson, former Board president, forwarded an email to the Board from the insurance agency that handles the Commons liability insurance policy. Renewal cost of the policy, which will be due 1 February 2026, will be \$1,203. Jordan will contact the agency to let them know about the change in Board officers.
- 3) The Board talked about doing a newsletter next year probably in the spring. Ideas for topics included dates and needs for the spring Commons cleanup, member activities (if any), and Commons rules. More discussion is needed in the future.
- 4) Roxane said she would like to see the BENA Easter Egg Hunt return in 2026. She and her daughter have some ideas about getting donations for the hunt. This will be discussed more next year.

Meeting adjourned at 7:55 p.m.