
President Cory Williamson called the meeting to order at 6:32 p.m. The meeting was held at Cory's house.

Attendees: Cory Williamson, Brian Jung, Janet Emery, Anne Pamperl, Cheryl Wells, Gloria Kuebler, Matt Garner; Marilynne Bergman, Bookkeeper; Brian Dean, member. Wendy Morrissey gave her proxy vote to Janet Emery.

Secretary's Report: Cory asked Anne to read the minutes from the June Board meeting. Anne noted one correction during the reading and then made a motion the minutes be approved as read with the one correction. Cheryl seconded the motion. Board members then talked about the pros and cons of reading the minutes each meeting versus reviewing them via email and then approving them at the meetings without Anne reading them. For now, minutes will continue to be read because members of BENA have attended recent meetings and found the minutes informative. Cory asked for a vote on the motion approving the revised minutes, which passed unanimously.

Treasurer's Report: Bills from the preceding month included the following:

Lincoln Electric System	\$30.05 (light by the playground in commons)
Cory Williamson	\$63.95 (annual payment to WIX for Website domain name)
T&D Mowing	\$920.00 (4 mowings of commons, 2 mowings of Superior Street ROW)
Marilynne Bergman	\$297.50 (bookkeeping expenses)
Janet Emery	\$54.79 (4 th of July parade/BBQ prizes and supplies)

Brian forgot his receipts for the 4th of July parade/BBQ but estimated he had spent around \$120 at Sam's Club; he will bring the receipts to the next meeting. Anne made a motion to pay the bills as discussed, Brian seconded the motion, and it passed unanimously.

Business:

Item 1, Estimate for renovation/repair of the commons and Board assessment of the commons – Brian Dean, who lives on Bunker Hill, provided an estimate on behalf of his company, Dean Machine. The estimate covers repairs to two of the flow liner washouts, removal of trees that are too close to the flow liner, and disposal of the brush pile. He stated that his company is bonded and insured and has an LLC. Proposed repairs to the washouts would include filling or raising some areas, placement of rip-rap, and anchoring of the rip-rap. Cory told him the brush pile was removed just before the 4th of July and additional washouts had been identified along the flow liner. Mr. Dean was interested in revising his bid to include the additional washouts and to remove brush pile disposal. He offered to walk through the commons with members of the Board whenever it decided to hold its assessment walk. Cory then asked Mr. Dean and Board members about their availability for the commons assessment. After discussion, all agreed to meet on Sunday, July 22, at 6 p.m. at Brian's house on Minuteman for a special meeting of the Board. Board members and Mr. Dean will walk the entire commons and prepare a tree inventory, assess tree condition, and assess problems with the flow liner and washouts.

Item 2, Brush pile removal bill – Cory explained that Bob with Acme and Alec with Aim High are related and their companies work together on tree maintenance and removal. Alec provided a quote, not to exceed, of \$800.00 plus tax for grinding and removing the brush pile that contained debris from the spring commons cleanup plus tree limbs that had fallen during storms since the cleanup. Aim High

was given the work after the Tree Guys, which is part of Hoeffling Enterprises, provided a quote of \$1,200 for grinding and removal and Tripoint said they were so busy that the company would not be able to get to the job. Aim High ground and removed the pile before the 4th of July parade and BBQ. 3 loads of limbs and trunks that were too large to grind were hauled to the landfill. BENA has not yet received the bill from Aim High. Cory stated that he did get the bid in writing via FaceBook messenger. While the Board was talking about trees, Matt brought up the commons' cottonwoods behind the houses on the west side of Valley Forge. The trees are full of carpenter ants now and many of the limbs that are coming down are hollow. After assessing the health of all trees in the commons during the Sunday walk, the Board will prioritize and mark the trees that need removal or major pruning due to risks to human health or private property adjacent to the commons. The Board also agreed that items to be addressed during the fall cleanup will be identified during the walk. Board members then looked at expenditures to date for tree maintenance and commons improvements. The Board budgeted \$4,500 for 2018 tree maintenance and commons improvements combined. Of that \$3,500 is still available for the remainder of 2018. Prioritization of projects after the assessment will need to cover not only 2018 but future years, too.

Item 3, Unpaid dues – Cory brought checks to the meeting, Marilynne reported on checks she had received either via mail or from Board members, and an updated list of lot owners who have yet to pay 2018 dues was produced. For now the Board is going to wait a few more days to see if folks told to pay dues by the middle of the month mailed them a little too late to make it by the meeting date. The Board will discuss placing liens on lots with unpaid dues either at the special meeting on Sunday, July 22 or the August meeting. Cory updated the Board on Mr. Dougherty and his unpaid dues. Cory provided additional information and has called him a few times. Either Mr. Dougherty is unavailable or he tells Cory he doesn't have time to talk when Cory does reach him via telephone.

Item 4, TracPhone – Cheryl stopped by Walmart and picked up information on the different plans available and their costs. A 1-year plan would be easiest and the most cost effective. The Board talked about the pros and cons of having a cell phone for the Board. Cory stated he was ok using his personal cell phone number when doing Board business. The Board decided to table the TracPhone idea for now because money is tight and the commons has many needs.

Item 5, Homeless report via Facebook page – Cory told the Board a resident had reported homeless people hanging out in the Commons via the Facebook page. They were sitting on and around the "sideways" tree and had their belongings with them. Cory found out the people were not homeless but rather were a group of bike riders from western Nebraska who were on their way to Iowa for the annual bike ride across Iowa. They had parked their bikes and carried their gear with them while they waited to rendezvous with riders from eastern Nebraska. The lady that made the Facebook post also called the police. The police told Cory that BENA needed to post signs at the entries to the commons that stated the commons was only for the use of residents if BENA wants to keep outsiders out. Brian said that he and Bryan Seck had put up such signs last year. Cory also told the Board he had responded to the lady and let her know what he had found out about the bike riders in the commons. Cory then told the Board that someone had tossed toilet paper in the trees around the playground. It was good quality, 3-ply toilet paper that didn't tear too easily so he was able to get it out of the trees.

Item 6, Board officer attendance – one officer of the Board has missed three consecutive meetings of the Board. Board members looked at the language in the Bylaws that apply to officers that miss meetings. Article VII, Section 1, paragraph (d) states the Board of Directors shall have the power to “declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive meetings of the Board of Directors.” Brian talked about how he felt officers have a higher obligation to attend all meetings, or almost all, than other Board members with the understanding that illness or some other extenuating circumstance can cause an officer to miss a meeting or two. Matt suggested we talk with Jerad, the vice president, about his demanding work schedule and his ability to attend future meetings. Cory stated that he would be willing to talk to Jerad, and Brian and Anne said that they were willing to go to the meeting as well. Cory said he will send an email to Jerad to arrange a meeting.

Item 7, Keys to the storage shed – BENA has three keys to the storage shed. Kent Pierce, Wendy, and Brian each have a key. Brian said he thinks each officer needs to have a key. He offered to get keys made and labeled. Matt suggested buying a new padlock and keys if there is any possibility more than 3 keys are around. No one thought of anyone else who might have another key. Matt then made a motion that Brian figure out the best solution to the storage shed padlock and keys with the amount to be spent not to exceed \$50. Gloria seconded the motion, and it passed unanimously.

Item 8, BENA event signs – Matt thought we might want to update our signs, which date back to the early days of the association. Because he’s a realtor, he may be able to get some frames that can hold “sign bags.” He offered to see how much the “sign bags” cost and said there is a chance the “sign bags” are more expensive than BENA can afford at this point in time.

Brian made a motion the meeting adjourn, Janet seconded the motion, and the meeting adjourned at 8:39 p.m.