

President Cory Williams called the meeting to order at 6:35 p.m.

Attendees: Cory Williamson, president; Jacob Hartwig, vice president; Anne Pamperl, secretary; Wendy Morrissey, Janet Emery, Cheryl Wells, and Robert Henre Board members; Stacie Jung newsletter editor. Cheryl has Brian Jung's proxy.

Secretary's Report: Wendy made a motion to approve the September minutes as sent by Anne. Cheryl seconded the motion, which was approved unanimously.

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

Ace Hardware	\$9.82 (2 carbiners on BENA debit card)
Lincoln Electric System	\$32.41 (light by basketball court)
T&D Mowing	\$930.00 (4 commons mowings, 2 Superior ROW mowings, empty trash containers)
US Post Office	\$92.00 (PO Box rental for 1 year)
Lien filing fees	\$122.00 (filing fees + \$2 service charge for use of debit card, which is required by the Registrar of Deeds, i.e. no cash or check accepted)

Brian reported to the Board via email prior to the meeting that a resident and her small son were on a swing in the commons playground when the swing fell; neither was hurt. The padlock holding one chain had rusted through and allowed the swing to fall. The resident reported the problem and Brian went to Ace hardware and purchased 2 carbiners rated at 350 lb to replace the broken lock and other carbiner for the swing. When Brian went to the playground, he noticed one of the swings is missing. Cory filed 8 liens for non-payment of BENA dues and 4 lien releases for lots whose owners paid all past dues and fees this year. Cory reported Kent Pierce purchased grass seed and top soil to put in where the tree cutters had damaged the ground around the willows that were recently removed. He spent \$44.27 on seed and \$5.32 on top soil for a total of \$49.89. This was done without prior authorization of the Board. The Board discussed the lack of prior authorization and whether or not to pay. Cory stated that he discussed the need for prior authorization with Kent, who is a former Board member, when Kent presented the receipts to him. After discussion of Kent's bill, Janet moved all bills be paid except for Kent's, which will be considered separately. Jacob seconded the motion, which passed unanimously. Janet moved Kent's bill of \$49.89 for seed and top soil be paid, and Wendy seconded the motion. The vote was 3 no, 2 yes, and one abstention. Cory stated he will talk to Kent in the next few days about the Board's decision not to pay his bill.

Business:

Item 1, Commons cleanup – Brian Dean of Dean Machine, who is also a resident of BENA, contacted Cory about using his bobcat. Cory explained the grant which will pay for part of the cleanup. Mr. Dean proposed renting his bobcat to us for the same price as Hamilton Equipment (HE) charges and he would be willing to drive it during the cleanup. Mr. Dean doesn't own a grapple bucket, so that will need to be rented from HE as originally planned. The Board discussed his offer, the cost of the bobcat, hours of use, and insurance and decided to accept Mr. Dean's offer. Cory said we may need another trailer for the cleanup since he had been planning to use the trailer carrying the bobcat from HE. Stacie said that Brian J, Board member, planned to prune commons trees behind his house Thursday night. Cory said the cleanup needed a game plan. He suggested we focus on moving all the brush piles scattered around the commons to the Boston pile and haul as much of the brush from there to the landfill for recycling as possible. Cory, Brian J, Jacob, and BENA have chainsaws. Cory also has a pole saw if needed. Members will need to bring loppers and pruners, too. Anne suggested the vines be removed from the lilacs by Boston so they look good for the winter. Cory noted two dead pine trees near Old Glory need to be removed. A modest-sized willow behind Valley Forge and

adjacent to the flow liner is nearly dead and can be removed if there is time. Cheryl stated she will provide sack lunches before she has to leave for Omaha for a family gathering. Thursday Cory and Jacob will walk the commons one last time to review the work that needs to be done. The grant lady will send coupons for the landfill, which will be used instead of having to pay for each load. The cleanup will start at 9 a.m. Saturday. Cheryl plans to bring the sack lunches around 11 a.m. or a little after.

Item 2, Mulch around trees – Cory reported free mulch is available at Oak Lake Park. BENA can pick this up next spring and put it around the trees so that the mower will not be tempted to spray. Cory suggested using marking paint to show areas to be mulched. Board members agreed to table this item until the February meeting when more detailed planning will be done.

Item 3, Mowing bid sheet – Cory put together a 2020 bid sheet that will be sent out to various mowing companies. He used suggestions from the last Board meeting plus his own knowledge. Grass will not be cut less than 4 inches and will not be cut when it's dormant. Frequency will be once per week unless the Board asks for less. Spot spraying will be allowed. No herbicide spraying will be allowed around trees. The bid has specifics for different areas of the commons where the grass grows at different rates. If a mower plans to do any spraying, the mower must submit a copy of his pesticide applicator's license.

Item 4, Liens – Cory said he filed the liens on the 30th of August. Cory used last year's lien document as his template. The guy working at the Registrar of Deeds Office complained because the top margin was not 3 inches (the margin was just under 3 inches when measured). The guy also pointed out the date typed on the lien and the date the lien document was notarized should be the same. The supervisor told the guy to accept the liens anyway. The releases had top margins of 3 inches so not a problem. Cory told the Board Ms. Madlock who lives on N 25th Street went to Grafton and Associates and showed them a letter from Marilynne Bergman, former BENA bookkeeper, showing the 2017 and 2018 dues were paid. Ms. Madlock had not filed the lien release that she received with the letter. While at Grafton and Associates, Ms. Madlock paid both 2019 and 2020 BENA dues. Cory stated he will draft a new lien release and file it with the Registrar of Deeds for the Madlocks.

Item 5, Future potential grants – Anne did a quick run through of some of the grants she is aware of. These may be used for landscaping, flow liner repairs, and other improvements in the commons. She wanted the Board to be aware that it has ways to leverage BENA dues to get more done in the commons in the future. Wendy asked if any grant money is available to replace the playground equipment. None of the grants Anne talked about can be used for that. When Anne has time, she will look around to see if any grants will help pay for new swings, etc.

Item 6, Statewide Arboretum affiliation – Cory wondered if the commons might some day be declared an arboretum affiliated with the Nebraska Statewide Arboretum. Anne said she would look into that and report at the next meeting.

Item 7, Long term swing suspension repair – a torque bit (star bit) fastener is a more secure way to attach the swing chains to the swing set frame. This will be investigated in the future.

Item 8, Woman's purse – Cheryl reported her husband found a woman's purse in the commons the day before the Board meeting. The purse had been rifled before being discarded. It was turned over to the police. During the brief discussion, Cory said he would put a note on FaceBook about the missing swing and ask for its return (no questions asked).

Item 9, Budget update – Cory reported on the money spent to date versus the proposed 2019 budget, i.e. actual versus proposed budget. He will ask Grafton and Associates to modify their report form to coincide with our budget categories to make future comparisons easier.

Item 10, Monthly meeting place – Wendy reported Goodrich Middle School will not be available for the November Board meeting. She will contact Eiseley Library to see if one of the meeting rooms is available. Otherwise, Wendy has the school's media center reserved for Board meetings through May.

Item 11, Dues on 2 lots – Jacob said a neighbor contacted him about having to pay dues on 2 lots and didn't think that was correct. Cory stated that the Declarations state the dues are paid per lot and if the person owns 2 lots, then the person must pay \$200. Cory told Jacob an owner on Constitution decided to have his 2 lots re-platted into 1 lot and it cost him \$2,000. Jacob will talk to his neighbor again.

Wendy moved the meeting adjourn, Janet seconded the motion, and the meeting adjourned at 8:06 p.m.