

Jordan Enderle called the meeting to order at 6:34 p.m.

Board Attendees: Jordan Enderle president, John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Kent Pierce, Mike Von Busch, Lonnie Wells
Member Attendees: Mustafa Elhrag, Andy Squitieri

Secretary's Report: Anne reported the March 2026 meeting minutes were unanimously approved via email. The minutes were posted on the BENA website after approval, and a copy of the minutes was available at the April meeting.

Treasurer's Report: John reported one returned dues payment check from someone who owned 2 lots. This lot owner also owes past dues, which were not part of the attempted dues payment. Roxane said she was acquainted with the lot owner and was willing to talk to the person about paying current and past dues. John also retrieved 2 checks from BENA's post office box for current dues payments. He will deposit these in the BENA bank account later this week.

Bills reported at the meeting were:

Lincoln Electric System	\$44.51 (light by the basketball court)
Grafton and Associates	\$330 (bookkeeping and postage for 1st dues notice mailing)
Property Services	\$2,600 (2 months, mowing/snow removal)

The closing balance as of 20 April 2026 was \$60,479.46.

Update on 2026 Dues Collection: Jordan reported that 63% of dues payments were mailed to Grafton and Associates, 13% of the dues payments went through Square, and 22% of dues payments went through Zelle. So far, 65% of lot owners have paid their dues. That leaves 35% of the lot owners yet to pay, which includes several that owe past dues.

Jordan said Square may need to be dropped next year. It's not as popular as other payment methods and has fees associated with it. Zelle has no fees, is available from most banks, is more popular and should be retained. Jordan looked into venmo and learned that neither users nor BENA would have to pay fees if this option was used for dues payments. A motion was made, seconded, and passed unanimously to set up a venmo account for BENA for current and future dues payments.

Lot Owner Question About A Section of the Commons: A lot owner asked the Board if he could purchase the area of the Commons directly adjacent to his lot. He has a shed that crosses the property line onto the Commons as well as underground sprinklers that are on the Commons. Along the back property lines a retaining wall and fence cross from his lot onto the Commons. Board members pointed out multiple obstacles that made a sale not feasible. Mike told the lot owner the Declarations and Bylaws didn't say anything about the Board being able to sell any of the Commons. Jordan pointed out that if the Board did want to put a potential sale before BENA residents, a majority of residents would have to attend a special meeting and approve a sale though again the Board was pretty sure a sale is not allowed under BENA's Declarations. The lot owner was also told that the Board will need access to the flow liner in that area in order to make repairs in the next few years. The lot owner didn't think he still had the letter he received from the Board earlier this year in which the Board told him about the encroachments on the Commons and that the Board is not requiring any action on his part. The letter will be sent again and the lot owner was told to keep this letter and make sure that, if he decides to sell his property in the future, the letter is given to the new owner.

Homeless Man Camping in the Commons: A homeless man was sleeping under a tree near the intersection of North 25th Street and Independence, and a resident called the police. The police contacted Jordan and asked if BENA wanted to press trespassing charges or if they should move the man elsewhere. Jordan said the latter was fine. The homeless man returned later and a resident called Jordan's personal

phone to report the problem to him. Residents should not be given nor should they use Board members' personal phone numbers. Instead the residents should contact the police through the emergency or non-emergency phone numbers for police matters, such as homeless people trespassing on the Commons, or if it's not a police matter, then residents should notify the Board via email (form available on website) or the BENA cell phone.

Easter Egg Hunt Review: The Easter Egg Hunt was a big success and very popular. Quite a few attendees expressed gratitude to the Board members for holding the hunt this year and keeping access more or less restricted to children and grandchildren of BENA residents. The Board thanked Roxane and her daughter for coordinating the hunt. Roxane reported she had put together her notes on organizing and running the hunt in the BENA Board's google docs.

Nebraska Digging: After the March meeting, Board members received the report on work done by Nebraska Digging. Jordan wants an email sent to the 2 company contacts requesting a meeting between them and Board members. The 2 contacts will be asked to explain why the work was done without following best management practices. Also, Lonnie brought pictures showing rocks that had washed out of two of the rip rap installations, so the email will need to ask for repairs to be done under warranty. Anne will draft the email and send it to Board members so they can make edits before it is sent to the 2 contacts.

Tree Inventory: Anne volunteered to put together a tree inventory this summer. Trees are BENA's largest asset and largest liability. The inventory would identify the type of tree and its location in the Commons. Notes on size, health, problems that need to be addressed, and other pertinent information will also be included. Anne explained that the inventory will help BENA when it's time to plant trees. BENA can avoid having a lot of any one type of tree, which can be expensive or pest problems develop. Also, a grant program through PlantNebraska, which is part of the Nebraska Statewide Arboretum, will provide up to 10 free trees to diversify tree canopy, so BENA must know what types of tree it currently owns before it can apply for a grant in the future. The Lower Platte South NRD also has a grant program that pays up to 50% of the cost of new trees, which is another option for BENA once it starts planting new trees.

Annual Meeting: Jordan reminded everyone the annual meeting is May 19th at Eiseley Library Room 1 at 6 p.m. The notice needs to be mailed out to residents in early May. One of the topics to be discussed at the meeting will be 3 amendments to BENA's bylaws and this will be mentioned in the notice in hopes that this will spark interest in the meeting and increase attendance. The notice will also ask for volunteers to join the Board because BENA needs some new Board members. The notice will list some other agenda items that will be discussed such as the upcoming 4th of July parade and potluck, playground maintenance, and improvements to the Commons.

Proposed Amendments: Mike and Lonnie provided ideas and some text for the proposed amendments, which were discussed by the Board. All agreed on the amendment that changes the bylaws to allow more flexibility in how the annual meeting notice is delivered. Currently the notice must be mailed. Postage rates keep going up, so being able to hand deliver notices would save BENA money. The language in the other 2 amendments couldn't be agreed upon in the short time available for discussion, so Jordan said he would draft the amendments and send them out to Board members to review, suggest edits, and electronically approve.

Garage Sales: Roxane will request via FaceBook addresses of residents who plan to participate in the neighborhood garage sale in May. She also asked Board members to let her know of any others who plan to have a sale. She will compile an address list and post it on FaceBook because that should generate more traffic for the sales. Roxane said Home Depot has sign bases available. The dimensions are 18 by 24 inches and the price is \$27. Mike will check the size of the existing sign sleeves to see if they will fit the bases. Anne said she will put the neighborhood garage sale on Craigslist.

June Newsletter: Roxane and her daughter plan to do another newsletter in June. This one will feature the 4th of July Parade and block party. She looked into the cost of a permit to block off part of Boston Drive and it's \$45. Jordan, Mike, John, and Roxane talked about how much of Boston would need to be blocked off and which residents, if any, would need to agree and be listed on the permit form. They decided the area to be blocked off could be restricted to that adjacent to the Commons. Thus no driveways on Boston would be affected.

Motorized Vehicles in the Commons: The Board received complaints of mini-bikes and a 4-wheeler being driven through the Commons by children. The 4-wheeler is heavy enough to leave ruts if the ground is wet. If the mini-bikes and 4-wheeler follow the same route repeatedly, grass will be damaged or killed. The Board will reach out to the parents and remind them motorized vehicles of any type are not allowed in the Commons. A FaceBook reminder will be posted, too. If complaints continue to come in, then the Board will send the parents a letter.

Rental Houses: The Board received complaints about rental houses with lots of cars and residents. Anne pointed out the City has an ordinance restricting the number of unrelated people living in one house, which was passed several years ago to control party houses. The Board agreed the complainants should contact the City in the future to find the proper City department for complaints because this is a matter for the City to deal with.

The meeting adjourned at 8 p.m.