

President Cory Williamson called the meeting to order at 6:30 p.m. in Meeting Room #2 of Eiseley Library.

Attendees: Cory Williamson, president; Brian Jung, treasurer; Anne Pamperl, secretary; Wendy Morrissey and Gloria Kuebler Board members; Stacie Jung newsletter editor; two guests. Wendy had proxies for Janet Emery and Robert Henre. Brian had Cheryl Wells proxy.

Secretary's Report: Anne stated she needed the amount paid to T&D Mowing in May, which Brian supplied. Wendy made a motion to accept the June 2019 Board meeting minutes as emailed to Board members with the addition of the T&D Mowing May payment. Gloria seconded the motion. Cory asked for discussion and there was none. The motion passed unanimously.

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

Certified letters to BENA lot owners with unpaid 2019 dues:

U.S. Post Office \$280.85 (postage for 41 certified letters)

Cory reported that 27 signed signature cards and 2 undelivered letters had come to the BENA P.O. Box so far.

Commons vandalism expenses:

Menards \$159.13 (paint to cover graffiti in the culverts)

Menards \$93.54 (paint to cover graffiti in the culverts)

Cory had to return to Menards to purchase additional paint for the culverts. Menards was not willing to tint the oil-based paint a gray color so all of the insides of the culverts were painted white rather than just graffiti-covered areas. This required more paint than initially estimated. Cory will submit the restitution form this week to the Juvenile Diversion Program so that BENA can be reimbursed for the cost of paint and cleaning supplies.

4th of July parade and cookout expenses included:

Walmart \$99.10 (3 \$25 gift cards, hot dogs, other supplies)

Sam's Club \$155.00 (chips, burger patties, hot dogs (package of 60), buns)

Hy Vee \$28.70 (condiments, pickles, and styrofoam cups)

4th of July games and game prize expenses (reimbursement to Janet Emery):

Hy Vee \$2.14 (glow bracelets)

Jo Ann's \$2.14 (plaster magnets)

Walmart \$17.64 (chalk, balloons, spray paint, pinwheel)

Dollar Tree \$6.00 (additional small prizes)

Walmart \$11.57 (wood sticks and bubbles)

Monthly bills:

Lincoln Electric System \$31.07 (light by basketball court)

Grafton & Associates \$238.50 (June bookkeeping and \$38.50 postage for mailing out 2nd dues notice to lot owners with unpaid dues)

T&D Mowing \$930.00 (4 commons mowings, 2 Superior Street ROW mowings, empty trash containers in June)

Gloria added up the 4th of July expenses and the total was \$322.29, which was less than the budgeted \$350. Brian reported BENA has just over \$59,000 in the bank as of the end of June. Wendy moved

the Board approve the Treasurer's report and pay bills as read. Gloria seconded the motion, which passed unanimously.

Business:

Item 1, Commons vandalism update – Cory asked the individuals who vandalized the commons in April to come to the meeting. Two of the three attended. They and Cory reported the graffiti in the culverts was now covered by paint. Both had picked up sticks and limbs and added those to existing brush piles. Cory is supervising them and reported one of the attendees had completed 8 of 10 required hours of community service and the other 7 hours. The third individual, who was not present at the meeting, had completed 1.5 hours of community service. Cory and the two individuals will meet and do additional cleanup in the commons the last weekend in July, which will allow them to meet their deadline of completing their community service hours by the end of July. The third individual may or may not attend the last cleanup but is not required to complete community service with BENA and may have opted to do community service hours elsewhere. Both individuals attending the meeting apologized to the Board and stated that they had learned their lesson. One is a resident of BENA.

Item 2, Annual dues payments – Cory reported 4 of 41 lot owners had paid their dues since receiving the certified letter. Two additional people had called Cory and contested the dues while a third emailed BENA. Cory explained the dues requirement in the Declarations and Bylaws of BENA and at the request of one, sent a link to the Web site so the individual could read the Declarations and Bylaws for himself. The certified letter told recipients dues payments must be postmarked by 31 July 2019 or BENA will put a lien on their property. Cory will prepare lien documents the 1st week in August for those who still haven't paid. He or Brian will get the liens notarized and Cory will file them.

Item 3, Grant application update – Brian and Stacie put a ring and mulch around a tree in the commons near their house to make it look nicer. They asked the \$50 cost be counted as in-kind donation on the application. Anne asked if anyone other than Jacob knew of any high school students looking for volunteer opportunities. Cory said he let the Juvenile Diversion Officer know BENA was doing a cleanup in September and would welcome any who wanted to get community service hours by helping with the cleanup. Wendy wondered if any of the fraternities or sororities at Nebraska Wesleyan College might be interested in getting some volunteer hours. Anne said the application will include a request for money to print a flier to be distributed immediately after the neighborhood garage sale is over (September 7th is the last day of the garage sale). The fall newsletter, which will have a short article on the cleanup and another on recycling, will be part of the in-kind donations.

Item 4, Fallen trees behind Valley Forge – Cory reported one cottonwood tree fell and as it went down, it snapped off the adjacent cottonwood. Both trees were on the list to be removed. A few feet of a fence at one house was damaged. A storage shed was destroyed at another house owned by Mr. Barnard. This happened on the Sunday after Cory let Mitch with the Tree Guys know that his company had the tree removal contract. The Tree Guys had scheduled removal of the four cottonwoods behind Valley Forge for the 2nd week in July. A crew from the Tree Guys came out after the 2 trees went down and cut them up and removed all debris but the heavy large trunk pieces, which were left in the commons for later removal when the other 2 trees were cut down. Cory contacted BENA's insurance company and was told that because the trees were alive and had no dead limbs, this incident is considered an act of God. Cory also talked to acquaintances working in the insurance industry and they told him the same thing. Brian then pointed out Nebraska law says limbs overhanging someone's property are the responsibility of the that property owner, not the owner of the lot where the tree is growing. Anne asked if the cost of removal of the 2 trees would change since the trees were on the ground. Cory said he wasn't sure. Mitch was going to look at time cards to see how

long it took to cut up and move the debris. Cory then updated the Board members on the homeowner whose fence was damaged. This lady is very angry and made posts on FaceBook (her page and BENA's page) as well as the Next Door app. Then she and Cory exchanged emails, which he read to the Board so that we are aware of her comments. Cory recently got a call from Traveler's Insurance and the representative wanted Cory to provide BENA's insurance information so a liability claim could be filed. Cory refused and told him the damaged shed was the homeowner's responsibility. Cory then filled the Board in on the history of the shed.

Item 5, 4th of July parade and cookout wrap-up – Attendance was down from last year but all went well and everyone seemed to have a good time. Cory said he needed pictures for BENA's FaceBook page. Wendy will contact Janet because Janet took quite a few pictures. Stacie will let Cheryl know Cory needs pictures because Cheryl also took quite a few pictures.

Item 6, 4th of July fireworks mess in the commons – A BENA resident whose property backs up the to commons chose to set off fireworks in the commons behind his house. He left the mess laying in the commons. Brian and Cory talked about the mess. Cory went to the resident's door and talked to him. The resident said he'd left everything there to cool off (Cory talked to him a few days after the 4th). Brian reported the fireworks mess was cleaned up shortly after Cory talked to the resident.

Item 7, Foreclosure – Wendy, who is BENA's registered agent with the Nebraska Secretary of State, received a certified letter from an attorney. The letter formally notified BENA that 2213 Independence is going through foreclosure. Cory talked to the attorney, who is seeking a written statement of dues owed by the owner. The owner owes \$248.30 and the lot has a lien on it due to the unpaid dues from prior years. The bank wants to pay the dues so that the lien will be released and the house can be sold.

Item 8, T&D Mowing – Tim Gill is unhappy with the commons mowing behind his house on Valley Forge. Tim has a low berm with plantings in the commons and doesn't want his plantings to be mowed over. Cory told Tim to clean up the berm and mark the boundary so the commons mowers will know what to leave alone. Gloria complained about sloppy mowing by the planting area/berm near her house (Gloria maintains the planting area/berm). She also pointed out leaves were piled in the commons beside a tree and left there all winter. Brian and Stacie used to live in Hub Hall Heights and said T&D Mowing did a much better job maintaining the commons over there. Brian complained the commons grass behind his house is being mowed too short, perhaps only 1.5" tall. This stresses the grass and gives weeds a better chance of growing and out-competing the grass. Cory and Brian decided they would stop and talk to Dan Tvrdy, who who owns T&D Mowing, about the quality of the commons mowing when the June payment is dropped off after this meeting.

Item 9, Change in banking – Wendy asked when the bank account would be moved and savings set up for the required reserve. Cory said he planned to wait and do that after the dues payments were received and BENA didn't have so much going on.

Item 10, BENA mail – Cory would like to have the mail picked up weekly and asked Anne if she could do it. Anne said she wouldn't be going by there every week and would not make a weekly commitment. Stacie said Cheryl had volunteered to pick up the mail because she drives by the Post Office frequently. Cory sent a text to Cheryl, and she confirmed she is willing to start picking up the mail. Anne brought up the number of keys. BENA has only one and this is a concern to both Anne and Brian. Other Board members agreed with them that having 2 different people with a key is a good idea. Anne asked for the Board to authorize her to get a second key. Brian made a motion Anne get a

second key to the BENA Post Office box at a cost not to exceed \$50. Wendy seconded the motion, which passed unanimously.

Item 11, BENA activity signs – Cory said he can't always get the activity signs out a few days in advance. He let the Board know that he will talk to Jacob and see if he can do this, which would be a big help to Cory.

Wendy moved the meeting adjourn, Gloria seconded the motion, and the meeting adjourned at 7:51 p.m.

DRAFT