

President Wendy Morrissey called BENA's April Board meeting to order at 6:34 p.m.

Attendees: Wendy Morrissey, Brian Jung, Anne Pamperl, Janet Emery, Jan Evert, Tim Gill, Gloria Kuebler, Cory Williamson, Marilynne Bergman, Jerad Reimers, Stacie Jung, Cheryl Wells, Mike ??, Brian Perry, Cheryl Droud, Amanda Droud, Pam Barnett, Anna Williamson

Secretary's Report: Wendy asked the minutes be read. After the reading, Cory made a motion the minutes be accepted as read, Brian seconded the motion, and it passed unanimously.

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

Lincoln Electric System	\$29.90
Marilynne Bergman	\$420.00
Wendy Morrissey	\$48.26 (Easter egg hunt candy and prizes)
Brian & Stacie Jung	\$20.97 (bottled water for the March annual meeting)
Goldenrod Printing	\$390.00 (printing/mailing of May special meeting announcement)
Gloria Kuebler	\$51.48 (mulch for commons berm near her house)

Cory made a motion to pay the bills for the month, Tim seconded the motion, and it passed unanimously.

Business:

Item 1, Nominations for the Board – Bryan Seck chose to not run again, so his seat on the Board is open. Tim Gill resigned at the April meeting, so his seat is open. Gloria Kuebler stated that she wanted to run for re-election. Cory nominated Gary Irwin, who was unable to attend the meeting due to a family emergency. Jerad Reimers stated that he would like to run for the Board. Cheryl Wells stated that she would like to run for a seat on the Board. This gave four people running for 3 seats. The Board discussed the required number of members. The Declarations and Bylaws set a minimum number of Board members but not a maximum. Janet moved that all four nominees be given seats on the Board and Tim seconded the motion. Wendy asked each nominee to tell the meeting attendees something about themselves. Cheryl has lived on the corner of Bunker Hill and Minuteman for 5 years. She served on a HOA Board while living in Kansas and held each of the officer positions for at least one term. Gloria stated that she has lived in the neighborhood for 36 years and her home is where North 25th turns into Independence. Jerad has lived in the neighborhood since 2009. His wife was an officer on the Board in the past. Cory told everyone that Gary has lived in the neighborhood for 26 years and will retire from his job later this year, which frees some of his time for participation in Board activities. After some discussion, the Board passed the motion adding all four nominees to the Board. One dissenting vote was cast.

Item 2, Election of Officers – Wendy opened the discussion of officer elections by explaining the process and stating officers elected at the April meeting will start their terms in May. The Board discussed whether or not the elections should be postponed until after the special meeting in May but decided not to do so. Jerad suggested a 30-day transition from current to new officers to help cover the special meeting. All agreed that is a good idea. Wendy opened the floor for nominees for Board president. Brian nominated Cory for president, and Gloria nominated Wendy. Wendy declined the nomination. Jerad made a motion Cory be elected president by acclamation, Brian seconded the motion, and Cory was elected Board president with one dissenting vote. Wendy opened the floor for

nominations for Board vice president. Cory nominated Matt and Jerad volunteered for the position. Wendy contacted Matt via text and he declined to run for re-election as vice president. Jerad was elected by acclamation. Janet and Cory both nominated Brian to be treasurer again and no one else was interested in running. Brian was re-elected by acclamation. Wendy and Janet asked Anne to be secretary again and no one else was interested. Anne was re-elected by acclamation.

Item 3, Easter egg hunt – Janet said it was pretty chilly. Jan noted that it was hard to open the eggs because of the cold. Wendy estimated about 100 people came to the Easter egg hunt, which is a little lower than past years. All who helped with the hunt thought everyone had a good time in spite of the cold.

Item 4, 4th of July games – Janet said she is willing to continue to work on the 4th of July games if others will help her. Several folks volunteered. Janet will plan the games in the coming months and determine what supplies are needed and will work on getting prizes.

Item 5, BENA checking account – Wendy and Cory said they will work together to get Wendy off the account and Cory onto the account in the near future.

Item 6, BENA web site – Cory stated that he will revise the Board contact information on the website so that it is current after this evening's elections.

Item 7, May neighborhood garage sale – Wendy asked if the Board wanted to continue to place an ad in the Lincoln Journal Star. Most of the members preferred to use other means to advertise the sales – Craigslist, FaceBook, BENA website, Next Door app. Social media advertising is cheap or free. After the sales, the Board will re-evaluate dropping the newspaper ad and using only social media advertising.

Item 8, May special meeting – Wendy stated that she will contact Goodrich Middle School and confirm we can use the cafeteria for our May special meeting. Members then discussed what constitutes a quorum. The Declarations state that the second meeting quorum is ½ that of the first special meeting, so the total vote count in May must equal or exceed 30% of the total number of lots in the Association in order to count. Wendy reported the meeting announcement mailing went out and everyone had gotten it. Marilynne has already picked up votes from the BENA P.O. Box. The Board decided the secretary should keep the votes so Marilynne gave them to Anne. Goldenrod Printing sent out the 1st letter rather than the one Brian prepared for the second mailing. When Wendy prints the flyer for the upcoming flyer drop, she will also print Brian's letter and Marilynne's budget information for Board members to hand out and discuss. Brian noted that his letter explains how to vote via proxy because there seemed to be confusion in March about how to do this. Gloria said that she'd gotten an estimate for removal of the ash trees that was much lower than the estimate in the letter. The Board discussed estimates and why the higher estimate was used initially. Mike suggested including the different estimates in the letter that accompanies the flyer. The Board agreed to include 3 estimates, and Cheryl offered to obtain the 3rd estimate from a tree company that had cut down 2 large pine trees at her house. Wendy suggested that each company walk the commons, prepare a written estimate, and sign the estimate. Board members agreed that the companies must each be licensed, insured, bonded, commit to complete cleanup of each removal site, stump removal, repair of any ruts in the commons caused by

their trucks, and patching of any damaged/killed grass. Gloria stated that the company she talked to did in fact walk the commons before submitting their estimate for removal of the ash trees. Board members discussed the approach to take when going door-to-door in early May during the flyer drop. Jerad offered to write a script for everyone to use. Janet stated the money will be used for more than just trees in the long run and then mentioned some of the large projects on the wish list. Cory talked about why the Board decided to ask for \$100 rather than something less. He explained we have just enough money now to pay our bills but as costs go up in the future, that won't be the case. He gave the example of commons mowing costs and how those will increase sharply when the owner of T&D Mowing decides to retire.

Item 9, Pre-meeting on May 1 – The Board agreed to meet at Cory's house on May 1 to count the votes received by that date. Anne said the checklist for counting votes should be sorted by street address in order to make the counting more efficient and faster. Wendy will bring the flyers, letters, and financial statements to the pre-meeting for Board members. Preparations for the special meeting will also be confirmed. The meeting will start at 6:30 p.m. The Board agreed the flyer drop needs to start right after Wendy provides the flyers, letters, and financial information.

Item 10, Treats at the special meeting – Cory will purchase 1 tray of cookies for the special meeting. Brian will bring bottles of water that are left over from the 1st special meeting and the Easter egg hunt.

Wendy made a motion to adjourn the meeting, which was seconded. The meeting ended at 8:00 p.m.