

Jordan Enderle called the meeting to order at 6:30 p.m.

Board Attendees: Jordan Enderle President, John Morrissey Treasurer, Anne Pamperl Secretary, Roxane Leggott, Mike Von Busch, Lonnie Wells

Member Attendees: None

Secretary's Report: Anne reported the October meeting minutes had been unanimously approved via email prior to the meeting. A copy of the minutes was available at the November meeting, and the minutes were posted on the BENA website.

Treasurer's Report: John reported the following payments:

Grafton and Associates (bookkeeping)	\$315
Property Services (mowing)	\$1,025

Lincoln Electric System bill will be issued November 21st. The closing bank balance as of meeting date was \$45,464.13.

Motion was made and seconded to approve Treasurer's report. Motion passed unanimously.

Tree Guys Update: The Tree Guys worked on the Commons trees, ground stumps, and chipped the Boston brush pile earlier this month. Anne will walk through the areas where they worked and verify the work is done. Lonnie said he has a new neighbor who is willing to help Board members with tree and brush work. Jordan asked Lonnie to see if the new neighbor would like to serve on the Board.

Surveying Update: Mike called Allen Surveying last week and again today. He didn't get a definite start date.

Mowing Bids/Property Services Update: BENA received 4 bids for 2026 mowing, trimming, spraying, and snow removal for the Commons. Property Services submitted the lowest bid, \$15,200, which is roughly \$3,000 more than this year's contract. The other bidders each wanted more than \$40,000 to do the work. A motion was made and seconded to accept the Property Services bid. Motion passed unanimously.

Flow Liner Repair Project Update: Jordan called Cody Price of Nebraska Digging one week after the October Board meeting and following Anne sending a 2nd email. In summary, Mr. Price said Nebraska Digging did everything according to their bid. The Board later received an email from Tyler Rosenow, the other contact for Nebraska Digging, that basically said the same thing.

The Board discussed what to do because it's apparent Nebraska Digging did not follow the proposal and over-charged. We need to decide on an amount to present to Nebraska Digging as an overcharge and a starting point for negotiations. A rough guess is over \$17,000 but this needs to be verified. Anne is going to take measurements and pictures and put together a case for BENA's assertion Nebraska Digging did not follow the proposal. Jordan reported the Nebraska Bar Association members will sometimes do pro bono work for nonprofit organizations so this is an option for BENA. Jordan will follow up on this and see if it's possible to meet with an attorney for advice.

Signage Update: Jordan found a company online that will make good quality aluminum signs. The Board discussed the language that should appear on the signs, which will inform members dumping is not allowed in the Commons. Each sign will cost \$40 and shipping is free. The Board needs to get sign posts for the signs. Motion was made and seconded to get 2 "no dumping" signs for deployment at Boston Drive and N 25th Street entrances to the Commons. Motion passed unanimously.

Anne will call Lincoln/Lancaster County Animal Control to see if signs are still available that tell dog owner to leash their dogs and pick up after them.

Digital Payment of Dues: Jordan is looking into digital dues payments in 2026. He found 2 potential options. Zelle goes through Union Bank & Trust, which is BENA's bank and does not have any cost associated with setting up an account. BENA will need to set up a Zelle account before 2026 if we pursue this option. Once that is done, any BENA members with a Zelle account can pay their dues that way and no fees are assessed. Most large banks in the Lincoln area process Zelle payments.

The second option is Square, which processes credit and debit card payments. BENA members could use Square to pay dues but will have to pay the 3.3% fee plus 30 cents in addition to their dues.

Jordan will talk to Grafton and Associates to see if Zelle and Square payments are acceptable and if so, find out how we will report those payments to Grafton. Jordan will work on getting these set up so they can be used to pay the 2026 dues if he gets the okay from Grafton and Associates.

Dues Increase: The Board discussed whether to raise annual BENA dues and if so should the increase be 3% to \$103 for 2026 or leave dues at \$100 and try for a dues increase later in 2026 to \$125 starting in 2027 (requires special meeting(s) and BENA member approval). The Board also discussed if increasing dues 3% for 2026 precludes raising dues to \$125 in 2027. A future increase to \$125 was tabled. A motion was made and seconded to raise dues 3% in 2026 to \$103. Motion passed unanimously. Jordan will contact Grafton and Associates and let them know about the dues increase for 2026 so they can put that value in the 2026 invoices.

Other Business:

- 1) We need to let Natalie Pierce know that if she wants to be paid in 2025 for her last quarter of work emptying trash cans for BENA, she will need to submit her bill at the Dec 16th Board meeting.

Meeting was adjourned at 7:50 p.m.