

President Cory Williamson called the annual meeting to order at 6:32 p.m. in the Media Center of Goodrich Middle School.

**Attendees:** Cory Williamson, president; Brian Jung, treasurer; Anne Pamperl, secretary; Gloria Kuebler, Janet Emery, Cheryl Wells, Wendy Morrissey, Board members; Stacie Jung, newsletter editor; Anna Williamson, Tim Gill, Kent and Le Anne Pierce, Jacob and Jerilyn Hartwig, Robert Henre, members.

**Secretary's Report:** Cory asked Anne to read the draft minutes of the April 2019 Board meeting. Anne, Cory, and Gloria all had revisions to the draft minutes. Wendy made a motion to approve the revised April 2019 Board meeting minutes and Janet 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:

Grafton and Associates	\$200.00 (bookkeeping in March)
Lincoln Electric System	\$30.87 (light by basketball court)
T&D Mowing	\$910.00 (3 mowings of commons, 2 Superior ROW mowings, 1 weed spraying in commons)

Brian read the bank account balance. Wendy moved to accept the bills as read and paid, Janet seconded the motion, and no further discussion occurred. The motion passed unanimously.

**Business:**

Item 1, Grant application for fall cleanup cost reimbursement – Anne talked about a grant that is available from Keep Lincoln/Lancaster County Beautiful (KLLCB) Neighborhood Association Grant Program. The grant will provide reimbursement for certain expenses incurred during cleanup of the commons should the grant be given to BENA. For example, equipment rental (trailers, chain saws, etc.) and landfill tipping fees may be covered as are some event promotion costs. Anne, Janet, and Cory will serve on the committee to start planning the cleanup and drafting a work plan, which is required for the grant application. Anne will contact KLLCB and obtain the details on how to apply and find out about fund availability (when does the grant year start/end, is money still available, etc.). She will also start on cost estimates. A review of the Cornhusker football schedule showed the Huskers are playing away games on September 21 and October 12, so those are tentatively the cleanup up date and rain date respectively. The work plan will need an estimate of the number of volunteers that will participate in the cleanup.

Item 2, Burial of power lines along Superior Street – Lincoln Electric System sent a notice to BENA to let the Association know power lines along Superior between 15<sup>th</sup> and 33<sup>rd</sup> Streets will be buried this summer and this may impact our property.

Item 3, Large roll-off in the commons – Brian and Cory saw a large roll-off in the commons when they walked the commons after the Easter egg hunt. The roll-off company drove past the sign that says no motorized vehicles on the commons and through a wet area creating 8 to 10 inch deep ruts. Integrity Interior Solutions was working at 2112 Old Glory and had ordered the roll-off. Cory will send a letter to the homeowner explaining the unauthorized use of and damage to the commons and tell the homeowner it is his responsibility. Kent and Cory talked about the shallow pool of water behind 2106 Old Glory and near the flow liner. The wet area was created because the area is low and the homeowners drained a swimming pool into the area. Cory said something will need to be done to fill in the low area. Brian thought draining the pool into the commons near the flow liner was a violation of city ordinances. Because several homeowners along the commons have pools, Stacie suggested

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putting an article in the next newsletter telling them not to drain pool water into the commons. Cory will talk to the owners of 2106 Old Glory and let them know that draining the pool caused a problem in the commons.

Item 4, Willows behind the Pierce home – Kent reported recent rains have caused the 3 large willows behind his house to lean more. He cut off the branches that were near his fence. He stated the 3 trees need to be removed as soon as possible because they may damage adjacent crabapple and oak trees.

Item 5, Tree companies – Last Wednesday Cory sent 14 tree companies a revised letter requesting proposals for tree removal and pruning in the commons. Interested companies are to call Cory by June 1<sup>st</sup>. He will walk the commons with representatives from each interested company and show them the trees that are a priority. So far he's received 2 calls, one from Good Life Tree Service and the other from Woodchuckers. He will walk the commons with the first tomorrow at 5 p.m. and with the second Thursday at 5 p.m. The priority trees are the willows by Kent's house, the cottonwoods near Tim's house, and the tree by playground. Bids will be due prior to the June Board meeting and will be opened and discussed at the meeting. Tim provided the name of another tree company for Cory to contact.

Item 6, Letter from Rebecca Stockton – Ms. Stockton owns and rents out 2001 Independence. She sent a letter to BENA, which Cory read to the Board. Ms. Stockton stated that she did not receive dues notices until December 2018 nor did she receive a notice of lien. BENA's existence was not disclosed at closing when she purchased the house. She requested copies of past dues notices and the lien filing. Anne drafted a response after the letter was received, and Cory revised the letter as needed after he reviewed the financial records in the accounting software. Cory read the letter to the Board. He will attach dues/financial information and a copy of the lien to the letter before mailing it to Ms. Stockton. He stated the Lancaster County Register of Deeds does not send out notices to homeowners when a lien is filed against their property. Wendy suggested notifying each realtor that has a house on the market in BENA of the existence of BENA. Stacie said she will send Anne a copy of the cover letter in the welcome packet to send to each realtor.

Item 7, Update on commons vandalism/graffiti – the Lancaster County Department of Juvenile Diversion contacted Cory and told him the 3 vandals would each contact him to arrange a time to paint over the graffiti in the culverts and on the basketball court. This was BENA's preferred punishment rather than a fine. The 3 are thought to be 7<sup>th</sup> graders and at least one lives in the neighborhood. So far Cory has spoken with one boy and talked to the mother of another. Once the 3<sup>rd</sup> has called and provided contact information, Cory will arrange a weekend when the 3 can paint over the graffiti under his supervision. The boys will also have to pay for the supplies used to cleanup the playground equipment and the paint that will be used to cover the graffiti. Their punishment includes 20 hours of community service (for example, painting over the graffiti) and more time can be added if needed. Cory will probably have them come in and talk to the Board at a future meeting. Cory plans to purchase epoxy paint for concrete floors to cover up the graffiti because that should last longer than other paint types.

Item 8, Saving account – Brian told the Board that the equivalent of one year of operating expenses must be kept in reserve. In January the Board had discussed putting the reserve into a savings account, which would pay more interest. Wendy made a motion to authorize the new executive Board determine where the savings and banking accounts need to be and if appropriate, move the banking account. Brian seconded the motion. Cory asked for discussion. Anne read the notes from the January 2019 Board meeting that contained a comparison of 3 local banks. The Board discussed

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whether the non-profit status would mean paying taxes on interest received. Grafton and Associates may know the answer to this. After this the Board voted unanimously in favor of the motion.

Item 9, 4<sup>th</sup> of July activities – Janet asked if the Board was planning on having the same activities on the 4<sup>th</sup> of July and was told yes. She said that she will start preparations for the games and prizes for parade participants.

Item 10, Next newsletter – Stacie plans to put out the next newsletter in June so that she can report on the annual meeting. She will include an article on the 4<sup>th</sup> of July activities – parade for children with prizes for the 3 best decorated bicycles, explanation of food provided by BENA at the cookout, and what participants need to bring. Wendy will contact the Lincoln Fire Department to see if a fire engine can come for the parade.

Item 11, New fence along rear property line of 5015 Bunker Hill – Robert said that he had a surveyor check the rear property line of his property, which he recently purchased. A tree is growing across the property line into the commons and he would prefer to not cut the tree down. He has a fence company coming the Tuesday after Memorial Day and the utilities were flagged today. Cory will go by tomorrow and take pictures of the tree and identify the tree for Robert. If necessary, he will email the pictures to the Board for discussion.

Item 12, Election of new Board members – Cory, Brian, and Janet were all up for re-election. The Board also had 2 vacant seats. Janet asked attendees if it was okay if she ran for re-election because she will be moving out of the neighborhood early next year. Everyone thought it was fine. Jacob and Robert were willing to fill the 2 empty Board seats. The Board talked about the proper method to elect new Board members based on the Declarations and Bylaws. This was prompted by last year's annual meeting where a resident, Mike Von Busch, claimed the Board was not properly elected. As required, a nominating committee was announced that consisted of Anna, Cheryl, and Stacie. Anna nominated the five people who had volunteered to serve on the Board for the next 3 years. Each of the 5 nominees formally accepted their nomination. Cory asked if there were any more nominations for the Board of Directors and there were none. Wendy moved the 5 nominees for the Board of Directors be elected to the Board by acclamation. Gloria seconded the motion, which passed unanimously.

Item 13, Election of new Board officers – Anne asked for nominations for the position of President. Wendy nominated Cory. No other nominations were made. Cory asked for nominations for Vice President. Jacob volunteered, and no one else put their name forward. Cory asked for nominations for Secretary, and Anne volunteered. No one else expressed an interest. Cory asked for nominations for Treasurer. Cheryl nominated Brian and no one else expressed an interest. Wendy moved that all officers be elected by acclamation and the secretary cast a white ballot. Cheryl seconded the motion and it passed unanimously.

Cory moved the meeting adjourn, Gloria seconded the motion, and the meeting adjourned at 8:15 p.m.

Reminder: The June Board meeting will be at Eisely Library at 6:30 p.m.