

President Cory Williamson called the meeting to order at 6:36 p.m. in the library of Goodrich Middle School.

Attendees: Cory Williamson, president; Brian Jung, treasurer; Anne Pamperl, secretary; Gloria Kuebler, Janet Emery, and Cheryl Wells, Board members; Stacie Jung, newsletter editor. Janet had Wendy Morrissey's proxy and Brian had Matt Garner's proxy.

Secretary's Report: Janet made a motion to approve the January 2019 Board meeting minutes as emailed to Board members and Brian 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:

Lincoln Electric System \$32.22

T&D Mowing \$400.00 (snow removal commons sidewalks 1/12/2019 and 1/23/2019)

Brian reported the ending balance for BENA's checking account on 31 January 2019 was \$33,051.34. Anne made a motion the bills be approved as read, Janet seconded the motion, and it passed unanimously.

Business:

Item 1, Bid from T&D Mowing for 2019 mowing and snow removal – The bid included the following costs: \$210 to mow commons each week that mowing is needed (April through November) including 2 leaf cleanups in November, mow the Superior Street right-of-way as needed for \$40 each time, trim the Superior Street fence lines as needed \$80 each time, spray weeds two times per year in commons \$200 each time, empty both trash containers as needed \$10 each time, clean weeds from flow liners and playground one time \$175, and clear snow from commons sidewalks \$200 each time. Cory said the bid was similar to that of the last two years. Anne asked if Yardworx had submitted a bid after indicating an interest last fall in doing so. Cory said he'd emailed the company the area of the commons and other information, asked 3 times in emails if the company planned to bid, and received no answers. Brian moved to accept T&D Mowing's bid for 2019, Janet seconded the motion, and it passed unanimously.

Item 2, Lincoln Electric System (LES) duct work – Cory brought up the summary Anne had sent to members based on a mailing to BENA from LES. He will probably put something on the web site and/or Facebook page. Janet mentioned LES's contractor worked in her yard last June and it was a messy process. Brian expressed concern about damage to the commons. Spectrum made a mess in the commons behind his house last year and didn't repair the damage. Anne offered to call LES but after further discussion Brian will make the call to someone he knows there who is more likely to listen to the Board's concerns.

Item 3, Limited liability insurance – the insurance company emailed Cory 4 February 2019 to say the insurance was being canceled due to lack of payment. Cory made 5 trips to the bank to find out the status of the check (pending each time) and to finally stop payment, which cost \$30. Brian provided information to Cory about the date the check was mailed (day after January Board meeting), bank account number, and finally a replacement check that Cory hand delivered to the office of the agent. Cory asked Quentin Christensen of the insurance company if automatic payment from the checking

account could be set up and Mr. Christensen said no; only checks or credit or debit cards were acceptable. Cory requested the company send the insurance bill in mid-December in future years, which gives the Board more time to approve payment of the bill, and this is supposed to happen starting in 2020.

Item 4, Don Dougherty's payment plan – Cory prepared and delivered in late January a payment plan that would allow Mr. Dougherty to get past dues and interest paid up. Mr. Dougherty called Cory 12 February and said he didn't want to pay interest. Cory explained the Board can not forgo interest on past dues because the Declarations and Bylaws of BENA require interest payments and set the interest rate. Cory told Mr. Dougherty he had the option of petitioning all members of the Association (i.e., each lot owner) but the Board wouldn't pay the costs associated with the petition. Also, any petition would have to be approved by 2/3 of the lot owners. Mr. Dougherty said he would get back to Cory.

Item 5, Biennial Report for Nebraska – Cory will get in touch with Wendy to see about getting this form completed and the fee paid soon.

Item 6, New signs for BENA activities – Cory spoke to Matt and learned Matt had not been able to reach his contact at the sign company by telephone or email. Matt hopes to hear something soon.

Item 7, Lien payment and other lien news– Rebecca Stockton paid off the lien in full on 2001 Independence so only 17 liens are now in effect. The Madlocks of 4930 North 25th called Cory and said they had paid their 2018 dues. Cory told them BENA has no record and asked them to provide a copy of the check. They told him they would look for it. Mr. Kluczynski of 4831 Bunker Hill emailed BENA about paying his 2018 dues soon and thus Cory learned that he was credited with the payment from Scott Jenkins and Lorri Otte of 4931 Bunker Hill by the former bookkeeper (see June 2018 meeting minutes). Cory also told the Board that Mr. Kluczynski had a lien on his house for non-payment of 2017 dues, which he paid in 2017 a month or so after the lien was placed. The former bookkeeper mailed a lien release form to Mr. Kluczynski, who did not file the form with the Lancaster County Register of Deeds as instructed. Cory mailed Mr. Kluczynski a bill for 2018 and 2019 dues on 18 January but has not received the payment yet. Cory then brought up lien releases and how they should be handled. During Marilynne Bergman's tenure as bookkeeper, she completed each release form, signed the form, had it notarized, and sent the form and a letter to the lot owner. The letter told the lot owner to take care of filing the lien release form with the Lancaster County Register of Deeds. Board members were in agreement that release forms should be filed by BENA. After discussion, the Board decided that this policy should be in the form of a motion. Anne made a motion that BENA file the lien release form after a lien is paid off in full, Cheryl seconded the motion, and it passed unanimously.

Item 8, Bookkeeper payment for lien release – the former bookkeeper made a note on a 2018 lien pay off that showed her receiving almost \$14 for extra work to prepare the lien release.

Item 9, Social media – Cory stated that he sees everything that is posted on the BENA Facebook page because he is the maintainer of the page. Recent posts occurred in which one individual went after another last week for a post made by the second individual in June 2018. Cory brought to the Board's attention the fact that BENA has not established a policy for use of the Facebook page. Cory stated that

most businesses have a social media policy. He offered to draft a social media policy and send it out to the Board for review and approval via email.

Item 10, Recent home sales in BENA – Janet let Anne, who maintains the current list of BENA lot owners, know that 2207 Old Glory just sold. Brian stated that 5041 Constitution had just sold. Anne reported the house on Liberty Bell is still for sale.

Item 11, Replat for 5035 Constitution – Jim Pecka, lot owner, emailed BENA to see if it is all right for him to replat the two lots he owns as one lot (house is built in the middle of the lots). Cory let him know that nothing in the Declarations or Bylaws of the Association prevent him from replatting the two lots as one.

Item 12, Tree trimming – Homeowners on the southern end of Bunker Hill contacted BENA to see if it would be all right to trim two trees in the commons that are adjacent to their property. The homeowners have hired Christenson Tree Company to trim trees in their yard and would like pay to trim the two commons trees. Cory told them it was all right to trim the commons trees.

Brian moved the meeting adjourn, Cheryl seconded the motion, and the meeting adjourned at 7:56.