

President Cory Williamson called the meeting to order at 6:34 p.m. The meeting was held in the Goodrich Middle School library.

**Attendees:** Cory Williamson-President, Brian Jung-Treasurer, Matt Garner, Anne Pamperl-Secretary, Janet Emery, Cheryl Wells, Gloria Kuebler; Marilynne Bergman, Bookkeeper; Tim Gill, Anna Williamson, and Stacie Jung, Association members. Janet Emery had Wendy Morrissey's proxy vote.

**Secretary's Report:** Cory asked Anne to read the minutes from the July 2018 Board meeting. After the minutes were read, Anne made a motion the minutes be approved as read. Brian seconded the motion. Cory asked if there was any discussion. No one had any comments so a vote was taken on the motion, which passed unanimously.

**Treasurer's Report:** Bills from the preceding month and earlier this year (Bryan Seck) included the following:

Bryan Seck	\$277.77 (playground equipment repairs and commons cleanup)
Anne Pamperl	\$91.15 (Western Digital external hard drive, 2 terabyte capacity for backup of BENA records)
Brian Jung	\$24.90 (new padlock, 4 padlock keys, and 4 outer door keys for storage unit)
T&D Mowing	\$1,260 (5 mowings of the commons, 3 mowings of the Superior Street right-of-way, one trimming of commons, emptying trash in commons can)
Lincoln Electric System	\$29.76 (light by the playground)
Marilynne Bergman	\$297.50 (bookkeeping)

Anne made a motion that all bills be approved as discussed except for the external hard drive. Brian seconded the motion, which passed unanimously.

Anne and Cory explained to the other Board members the purpose of the external hard drive – backup of the BENA laptop and storage of copies of current and future electronic records. Marilynne told the board that she currently backs up the laptop on her personal USB drive on a regular basis. Anne told the Board she was able to get the drive on sale (\$25 off). Matt made a motion to pay Anne, Brian seconded the motion, and it passed unanimously.

Brian changed the padlock on the BENA storage unit because no one was sure how many keys to the old lock were floating around. Brian gave keys to each of the officers (himself, Cory, and Anne). He told the Board the storage unit was nearly full and the 2-drawer file cabinet had files stacked on its top. This started a discussion of the need for a larger file cabinet. Anna Williamson said that her employer had old, unused file cabinets and might be willing to donate one.

**Business:**

Item 1, Office of vice president – in late July, Cory Brian, and Anne met with Jared Reimers, who was elected vice president in April 2018. Cory reported to the rest of the Board the results of that meeting: Jared explained he wasn't able to attend any of the Board meetings after his election because his work circumstances and schedule changed. Jared also said that he had been thinking of resigning from the Board. Cory encouraged Jared to stay on as a Board member though not an officer. Jared, however, felt that he should resign from the Board for now as his schedule doesn't allow attendance at the

monthly Board meetings most of the time. Thus BENA needs a new vice president as of the August meeting for the rest of the one-year term. Matt was asked if he would consider being vice president again and he said that would be ok. Brian moved that Matt be vice president, Gloria seconded the motion, and it passed unanimously. Brian gave Matt a set of keys for the storage unit.

Item 2, Fall Commons Cleanup Dates – the Board looked at the UNL Cornhusker football schedule and talked about Board members' schedules. The Board decided to schedule the fall cleanup of the commons on November 3<sup>rd</sup>. The cleanup will include removal of small volunteer trees and brush and cutting down trees marked with orange paint. BENA, Cory, Brian, and Matt all have chainsaws. A brush pile will be created at the same location as the earlier brush pile because the grass is already dead there and the location is accessible from Boston when it's time for chipping to occur. Gloria reported she had cleaned up one of the commons planting areas that had become overgrown with weeds. Matt commented on the large amount of work the Board had planned for the cleanup. The discussion then turned to publicizing the cleanup date in hopes that Association members will help. Cory will put it on Facebook (reported the likes for BENA's page had increased from 160 to 197 this year). Stacie Jung said the date needs to go on the website, too. Matt suggested a flier drop and that the Board put together a specific list of activities and tasks at the next meeting. Gloria asked about using a dumpster rather than a brush pile and whether that would save money. The cost of dumpster rental and contents disposal is roughly the same as hiring someone to chip and haul the brush pile. Others reported problems in the past when a dumpster was used. Passers by tossed trash and tires in the dumpster, which increased BENA's cost of disposal at the landfill. Cory said the Board should decide on the flier contents at the September meeting. Stacie mentioned the upcoming BENA newsletter and how it can be used to publicize the cleanup.

Item 3, Dangling tree limb and other commons tree priorities – The large dangling dead cottonwood limb hasn't come down on its own and presents a hazard that must be addressed. Matt, Cory, and Tim Gill discussed how to get a line over the limb so that it can be pulled down. Cory then asked about setting priorities for other trees. Anne mentioned the Siberian elm tree near the playground has some dead limbs and is an old tree near the end of its life. Brian suggested Board members consider trimming the elm if he can borrow a bucket truck from his employer. Then the Board could save the approximately \$2,500 left in the 2018 budget for tree trimming/commons improvements until next year when we will have more money for trees and can get more work done at one time. Cory said that once the Board decides to work on trees, the bids must be signed and include the language "bid not to exceed...". He said estimates should not be accepted. Matt wondered if the commons should be sectioned and then tree trimming/removal done section by section. Board members talked about past costs and problems with tree companies. Matt moved the discussion of tree maintenance be tabled for now and Anne seconded the motion. The motion passed unanimously.

Item 4, City of Lincoln reimbursement for sidewalk repair – BENA received a check from the City for \$150 for sidewalk repair reimbursement. The work was done near or at 4710 N 25<sup>th</sup>. No one was sure why the check was made out to BENA as the Association did not pay for the repair. For now the check will be deposited until more information is forthcoming.

Item 5, Overdue dues – Marilynne reported that 6 lot owners had not paid dues for 2018 in addition to lot owners who owe for prior years' dues. Cory will attempt to talk to the 6 lot owners before the liens

are filed. Marilynne will prepare the lien paperwork and one of the officers will take the paperwork and file it with the Register of Deeds.

Item 6, Welcome packets – Stacie read a draft of the introductory letter that will be in the packets along with a neighborhood map and copies of the declarations and bylaws. She talked to some local businesses and will be receiving coupons, menus, passes, etc. for inclusion in the packets. Each new homeowner will receive a packet. Matt said he would like a pdf file of the welcome letter when it's finalized so he can provide it to other Lincoln realtors. Matt also suggested getting sponsorship for the packet to cover the cost of folders, copying of bylaws/declarations, etc. Stacie said she had provided a few copies and some folders while Anne had contributed some folders, too. Stacie will look into sponsorship and see if that's a possibility.

Item 7, Cost savings in the current budget – Cory said that lots of comments at the special meetings and on Facebook show concerns with BENA's current costs, which are usually considered too high. Cory would like to get ahead of these concerns in the near future as we move toward establishing a budget for 2019. He also wants more transparency so BENA members can see exactly where the money goes. Transparency is important not only because it answers questions but also because the Association is a non-profit corporation. Brian said he's gotten several complaints and questions as to why approximately 25% of the annual budget goes to bookkeeping. Cory asked Marilynne if she could think of any cost savings in the bookkeeping job and she said no. Cost savings were tabled until the next meeting when they will be discussed further.

Item 8, New signs for BENA events – Matt looked into getting new signs for BENA events. Cost is \$35 to \$45 per sign depending upon the type. Baggies, like those used by realtors, are the more expensive option. Matt is willing to donate the wire frames to support the baggies if the Board selects that option. Lightweight wire frame signs with inset messages are the cheaper option. Bicentennial Estates has 4 main entrances, so to speak, but Board members decided that the entrance from Autumn Wood on N 25<sup>th</sup> didn't have enough traffic to justify signs. If signs are purchased, they should be for the Easter egg hunt, 4<sup>th</sup> of July parade, garage sales, and monthly Board meetings (i.e., 4 sets for each of 3 entrances). No action was taken.

Brian moved the meeting adjourn, Matt seconded the motion, and the meeting adjourned at 8:51 p.m.