Lincoln Place HOA Meeting June 28, 2022

1. The meeting was called to order at 635pm on June 28th, 2022. There were a total of 29 participants via Zoom, which included board members Mark Pemberton and Gavin Koehler. Elizabeth Boyer, Apple Avina and Scott Boyer from Lamb HOA and the HOA’s legal representative Rex . Outside of the above, this represents 23 neighbors participating which was below the quorum threshold.
2. The board members and Lamb HOA employees introduced themselves.
3. Apple Avina then presented the HOA budget for the year along with the year-to-date totals of income and expenses. The budget appears in good standing currently but there are multiple upcoming expenses through the summer months (mowing, tree trimming, landscaping, water etc.). Even with these projected expenditures, the finances appear robust.
4. There was a discussion about the open board member position. Mark explained that there was confusion about the number of open seats and that there will be an election through ballots to fill the one open position. Additionally, there was a discussion about the length of term for board members. Although it was mentioned that the terms were not limited, after the meeting it was found that board members are elected for three-year terms. Mark and the previous president Kent were elected in 2021 and his term will end in 2024. Gavin replaced Kent as a board member and his term will also end in 2024.
5. Rex then spent some time explaining the benefits of the HOA and their associated covenants and how the city will take no responsibility for the HOA entrances, maintenance, monuments, or covenant enforcement. Rex also mentioned it is important for the HOA to enforce the covenants or they will become not legally binding. Additionally, he explained how the covenants can be changed or modified, or possibly dissolved.
6. The Sewer Improvement District (SID)202 was discussed along with explanations of their expenditures on the park improvements, their attempt at paving the bike trail, and the surplus funds that were incorporated by the City of Gretna at the time of annexation.

An explanation of the SID expenditures that will not be continued by the city were discussed which include dog waste container maintenance and mosquito control in the wetlands.

1. Mark then explained the reasons for adding Gavin to the board along with the reasons why a change in management companies was explored and the logic of raising the annual dues. The board was left with one member after the resignation of two members and Gavin graciously accepted his position on the board after the dissolution of the SID. The ineptitude of our previous management company was mentioned along with the reasons the board has been pleased with our move to Lamb HOA. The increase in dues was to protect the HOA from rising maintenance costs along with providing funds to provide more social events.
2. Multiple members expressed their views that the board did not communicate these changes effectively nor had provided transparency in these decisions. These comments will be acted upon in the future with more effective communication using mailings and social media platforms. Additionally, comments were taken from members regarding Lamb HOA, their web platform, and budget questions.
3. Social event options for the HOA were discussed and the board aims to provide a Kona Ice evening at the park which will be planned before the end of summer. Member Andye Nelson volunteered to assist the board in organizing this event.
4. Lastly, there was a call for more board member nominations and that after names are provided, a ballot will be mailed for the election of the third board member within the next two weeks.
5. The meeting was adjourned at approximately 7: 50 pm.
6. After the meeting, two of the board nominees removed themselves from the election, therefore the remaining nominee Jane Boerger was placed in the remaining board vacancy without a formal election. Her seat is effective until 2025.
7. LambHOA provided results from their neighborhood inspection with multiple violations regarding visible trash cans, and boats/campers stored in driveways. We will continue to monitor these offenses and send letters when appropriate.
8. Please ensure that LambHOA has your email address on file so your household can receive future notifications and communications regarding future events!

Thank you.