

**CEDAR COVE HOA
BOARD OF DIRECTORS MEETING
November 24th, 2020**

Minutes of the Board of Directors Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 6:00 p.m. on the 24th day of November 2020 over Zoom.

I. CALL TO ORDER

Board Member Dan called the meeting to order at 6:00 p.m.

II. ROLL CALL OF OFFICERS

Present: Dan Nissen, John Knudsen, Ashley Pierce, Don Stevens, Jacque Buller (Property Manager).

III. CURRENT FINANIAL CONDITION

Reviewed expense summary for year to date through September 2020:

Total Income: \$86,400

Utilities: \$10,571.27

Maintenance Expense: \$58,900.39

Sprinkler System Repairs: \$8,747.20

Insurance: \$667.00

Management Fee: \$5,852.34

Miscellaneous: \$1,266.25

Total Expenses: \$86,004.45

Motion by Dan Nissen, seconded by Ashley Pierce to approve the financial report for September 2020. Motion Carried.

IV. NEW BUSINESS

Jason joined meeting at 6:10 pm to discuss Mowing/Snow Removal contract which is due to expire Mar 31, 2021. The following comments were made by board members:

- Jason's Lawn Service does a very nice job mowing. They mow in a different direction each time and do not do zero radius turns. This prevents ruts from tire tracks and lawn damage.
- There have been many complaints about weed control. Weeds are especially bad along sidewalks and driveways.
- Mowing is scheduled for Tuesdays but mowing was done on Mondays and Wednesdays as well. This caused interruptions in the watering schedule resulting in dry lawns.

Response by Jason:

- Jason's was short staffed many times due to Covid concerns and stimulus checks. Part time employees quit after receiving their stimulus checks. This caused them to take longer than the scheduled one day to mow.
- Weed control is based on a 4 step application. Steps 1 and 2 are pre-emergent and fertilizer. Step 1 usually applied the first half of April. Step 2 follows 3-4 weeks later. Step 3 is a fall slow release fertilizer applied around Labor Day. Step 4 is a winterizer applied after the last mowing. An option for better weed control is to go to a 6 step application but this would add costs.
- Weeds along sidewalks and driveways were caused by using the string trimmer and cutting the grass too short. This caused stress to the grass and allowed the weeds to take over.
- Snow removal is also part of Jason's contract. Per the contract, a 2" snowfall is required before they are required to plow. Jason stated they have come out when the accumulation is less than 2" and the forecast is for colder weather that would not allow melting. The current contract allows for only one application of salt due to ice. Jason also mentioned

they are not liable for damage to lawn ornaments during snow removal. Homeowners are encouraged to remove lawn ornaments prior to snow removal.

Jason is in the process of preparing a new bid following the end of his current 2 year contract. Jason is concerned about a possible increase to the minimum wage, gas prices, and fertilizer costs. Jason provided a rough estimate of \$500-800 increase per month.

A review of the income vs expenses for 2020 shows that an increase in lawn service costs will require an increase in association dues. Motion by Ashley Pierce to obtain additional bids for the lawn service/snow removal contract. Seconded by Don Stevens.

A volunteer was asked to take over Vice President role to prepare for the ending of the current board members' term. Don Stevens volunteered to be Vice President.

Motion by Dan Nissen, seconded by Ashley Pierce to approve Vice President replacement.
Motion Carried.

V. MANAGEMENT REPORT

Board minutes and quarterly financial reports will be available for homeowners via website.

VII. ADJOURNMENT

Dan Nissen made a motion to adjourn the meeting at 7:20 pm. Seconded by John Knudsen.
Motion Carried.