

**CEDAR COVE HOA
ANNUAL MEETING
June 10th, 2021**

Minutes of the Annual Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 6:30 p.m. on the 10th day of June 2021 at the Capitol City Christian Church.

I. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by President Dan Nissen. Board members Don Stevens, Jim Kinkennon, John Knudsen, Ken Cousino, and NAI/FMA Property Manager Jamie Meyer were introduced.

Twenty-three homeowners were present and two proxy forms were received.

II. REPORTS

1. **Secretary Report:** The minutes from July 2, 2021 Board of Directors meeting were read by John Knudsen and discussed. (These minutes were read due to the fact that the 2020 Annual Meeting was not held because of the coronavirus pandemic.)
2. **Treasurer's Report:** President Dan Nissen reviewed the financial summaries of 2019 and 2020. The HOA finished 2020 with a net profit of \$4,956 while 2020 finished the year with a net loss of \$4,837. One main contributor to the loss in 2020 was an increase in water cost from \$10,071 in 2019 to \$18,954 in 2020, an increase of approximately \$8,900. Sprinkler and waterline repairs also increased from \$5,921 in 2019 to \$10,637 in 2020, an increase of approximately \$4,700.
2021 Budget: The water and sprinkler maintenance costs from 2019 and 2020 were averaged for use in the 2021 Budget. Also, knowing Jason's Lawn and Landscaping was planning to raise their price for 2021, the HOA dues were raised from \$80 to \$90 per month beginning in Feb 2021. The new lawn care provider, Duncan Enterprises, is also more expensive causing another increase in HOA dues to \$100 per month effective July 2021.

III. OLD BUSINESS:

1. Lawn Care Provider: Reference the President's Newsletter dated May 10, 2021 posted on the HOA website for a detailed explanation of how we ended up with a new lawn care provider in Duncan Enterprises owned by Chad Duncan. There was much discussion on mowing and trimming. Homeowners on Broken Spoke have had issues with scalping between residences due to the changes in grade. This will be discussed with Duncan. On a positive note, weed control has been much improved.
2. Landscaping the entrance sign and the two sprinkler mains: Jamie Meyer of NAI/FMA will get bids to landscape these areas.
3. Mailboxes on Cedar Cove: The city blocks access to these mailboxes when they plow snow. John Knudsen has contacted the Post Office but they would not change the mailbox setup believing it was the most efficient setup for the carrier. John will contact them again.

IV. NEW BUSINESS:

1. Snow Removal: Dan Nissen reported that the HOA currently does not have a contractor for snow removal. This service was previously provided by Jason's Lawn and Landscaping. Duncan Enterprises does do snow removal but they are currently only under contract for lawn care. NAI/FMA will be going out for bids later this fall.
2. Cedar Cove HOA Expense Summary: Richard Draper asked what the checkbook balance was. Dan Nissen reported that he did not know exactly but it was in the neighborhood of \$20,000. Richard Draper made a motion that the checkbook balance be included on the Expense Summary. The motion was seconded and carried.

3. Lawn Sprinkler Maintenance: Jamie Meyer talked about HNR, the sprinkler maintenance contractor. They are to come the first Wednesday of each month and take care of problems that were reported and perform a system check. Not many home owners are happy with HNR. Issues include not getting any water to not knowing when sprinklers are programmed to run or if they do run. Richard Draper made a motion to have the Board and NAI/FMA investigate Duncan Enterprises taking over the sprinkler maintenance contract. The motion was seconded and carried.
4. It was brought up that some homeowners do not have computers and cannot access the HOA website or receive emails from NAI/FMA. Ken Cousino will help with getting information out to residents who do not have access to website or email. If you fall in this category please contact Ken.
5. It was asked that if you have tree branches hanging over the sidewalk that you please trim them back for walkers. This is the homeowner's responsibility. If a homeowner is unable to trim their branches please contact NAI/FMA or a Board member for help.

V. ELECTION OF BOARD MEMBERS:

Board positions currently held by Dan Nissen, Ken Cousino, and Jim Kinkennon are up for election. Board terms are two years. Members Don Stevens and John Knudsen have one year remaining.

President Dan Nissen asked for nominations from the floor. This was asked three times with no response. At that point, Dan, Ken and Jim accepted another two year term on the board.

VI. ADJOURNMENT

The meeting was adjourned at approximately 7:30 pm.

Submitted,
John Knudsen