

**CEDAR COVE HOA  
ANNUAL MEETING  
April 25<sup>th</sup>, 2024**

Minutes of the Annual Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 6:30 p.m. on the 25<sup>th</sup> day of April 2024 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 Jim Kinkennon, Kathy Liss, Pam Spicher, and NAI/FMA Property Manager Jamie Meyer were introduced. Board member Don Stevens was not present. Seventeen homeowners were present and five proxy forms were received.

**II. REPORTS**

1. **Secretary Report:** The minutes from April 20, 2023 annual meeting were read by Pam Spicher. Kathy Liss made a motion to accept the minutes as read. Richard Draper seconded. The minutes were accepted as read.
2. **Financial Report:** President Dan Nissen reviewed the 2023 end of year results, 2024 financial status through March, and the 2024 Budget.

**2023 Financial Review:** The HOA had a total income of \$158,400 in 2023 and total expenses of \$163,243.91 resulting in a net loss of \$4,843.91. Major expenses over budget were lawn sprinkler water due to the extremely dry year, sprinkler repair due to the replacement of a failed controller, and lawn care due to the addition of steel blade edging along sidewalks and driveways. These were offset some by snow removal and trash removal being under budget.

**2024 Financial Status:** The HOA has a total income of \$42,000 and total expenses of \$25,169.31 through the end of March resulting in a year-to-date profit of \$16,830.69. A total of \$12,915 was spent on snow removal in January. There were no snow removal costs for February or March. Total budget for snow removal for January through March was \$13,860 so we are currently under budget. A large profit is required at this time to offset the higher expenses incurred over the summer months by the addition of lawn care and sprinkler water costs.

**2024 Budget:** Total 2024 expenses are forecast at \$172,354. The Board authorized an increase in dues of \$10 per month to \$120 per month starting in February. This provides a total income of \$171,600 resulting in a forecast loss of \$754. This loss can be absorbed by the net cash on hand.

**III. OLD BUSINESS:**

1. Landscaping Entrance Area: To date a cedar tree, arborvitae shrubs in 2022 and again in 2023 have all died in the entrance area landscaping. Discussion was held on what to plant. Suggestions were another cedar tree, burning bush, and lilac. Jamie Meyer will contact Rooted who has done cleanup of the entrance area and is an arborist for suggestions.

**IV. NEW BUSINESS:**

1. Weeds: It was pointed out that dandelions are rampant this year and when will weed killer be applied. Jay Haes stated that the ground must warm up before the pre-emergent can be applied. Applying it too early is a waste of money.

2. Bank Mowing: A homeowner asked when the banks along the ravine would be mowed. Dan Nissen stated that Duncan Enterprises has been asked to mow those areas every two weeks. In the past the banks have only been mowed about once per month. Jamie Meyer will contact Duncan Enterprises to ensure this is done.
3. Lawn Sprinklers: The question was asked if the lawn sprinklers have been charged yet. The answer was they have not been. Jamie Meyer will contact Duncan Enterprises to find out when the sprinklers will be turned on. Jamie will also send out a map of the association showing which days the sprinklers will run.
4. Campers: Per the HOA covenants, campers, recreational vehicles, etc. can only be parked in driveways for a total of 14 days per year. It was mentioned that there is a homeowner violating this requirement. Jamie Meyer will contact the homeowner and ask them to move it.
5. Painting Front Doors: The question was asked if homeowners can paint their front doors a different color. Dan Nissen stated that, per the Covenants, an Architectural Form must be submitted for approval by the Board. Submittals should go to Jamie Meyer and he will forward them to the Board.
6. Homeowner Responsibilities: It was mentioned that the maintenance of trees is the responsibility of the homeowner. Trimming of lower branches is the responsibility of the homeowner to allow for easier access by the lawn care provider. Discussion followed on what are other responsibilities of the homeowner. Jamie Meyer shall provide a list of homeowner responsibilities.

**V. ELECTION OF BOARD MEMBERS:**

Board positions currently held by members Don Stevens, Kathy Liss, and Pam Spicher are up for election. Board terms are two years. Members Dan Nissen and Jim Kinkennon have one year remaining.

President Dan Nissen asked for nominations from the floor. Pam Spicher, Joe Wingrove, and Jay Haes were nominated. Joyce Lauer made a motion for nominations to close. Helen Stachura seconded. A vote was conducted and the three nominees were elected to a two-year term.

**VI. ADJOURNMENT**

Kathy Liss made a motion that the meeting be adjourned. Joe Wingrove seconded. The meeting was adjourned at approximately 7:20 pm.