

**CEDAR COVE HOA  
BOARD OF DIRECTORS MEETING  
June 2<sup>nd</sup>, 2021**

Minutes of the Board of Directors Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 6:30 p.m. on the 2<sup>nd</sup> day of June 2021 at the home of Dan Nissen.

**I. CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**II. ROLL CALL OF OFFICERS**

Present: Dan Nissen, Don Stevens, Jim Kinkennon, John Knudsen, Ken Cousino

NAI/FMA: Jamie Meyer (Property Manager).

**III. CURRENT FINANIAL CONDITION**

Expense summary for month ending April 2021:

Total Income: \$42,000

Utilities: \$1,016.49

Maintenance Expense: \$30,270.00

Repairs: \$0.00

Insurance: \$0.00

Management Fee: \$2,631.60

Miscellaneous: \$918.90

Total Expenses: \$34,836.99

Year to Date Profit/Loss: \$7,163.01

**IV. OLD BUSINESS:**

1. Landscaping the entrance sign and the two sprinkler mains was discussed at the February 18 Board meeting. Dan Nissen had requested that HNR be given a contract to maintain these areas. Jamie Meyer stated that HNR would be expensive. He will investigate other contractors to maintain these areas.
2. John Knudsen had volunteered at the February 18 Board meeting to contact the Post Office concerning the mailboxes at the west side of Cedar Cove and just north of Leighton. Access to the mailboxes was difficult this last winter due to snow plows leaving a pile of snow and blocking access to the mailboxes.  
Conclusion: The Post Office will not change the mailbox setup. It is their belief that this is the most efficient setup for the carrier.

**V. NEW BUSINESS:**

1. 2021 Budget Forecast: Dan Nissen reported that he had incorporated new estimated costs for mowing and snow removal into the 2021 Budget Forecast. The previous 2021 Budget Forecast had included estimated costs from Jason's Lawn and Landscaping. New mowing costs were estimated based on the quote from Duncan Enterprises, the number of Tuesday mowings, lawn treatment applications, and aerating the lawns. Snow removal estimates were based on the quote from Duncan Enterprises and the monthly snowfall average over the last 40 years. This forecast shows an approximate \$3,700 shortfall after incorporating a \$10 per month dues increase effective in July. The Board approved an increase in dues to \$100 per month effective in July.
2. Lawn Care: There is a renter on north 91<sup>st</sup> street that wants to mow his own yard and does not want Duncan Enterprises to drive across the yard. The Board has discussed and the renter

- will be informed that Duncan Enterprises must be allowed to drive across the yard in order to mow efficiently.
3. A homeowner reported a crack in their sidewalk near their front step. A sprinkler broke at this location in July of 2019 and now the sidewalk is cracked. The homeowner concluded the crack occurred due to erosion under the sidewalk from the broken sprinkler. The homeowner questioned whether it was their responsibility to fix the sidewalk or was it an association responsibility. The Board discussed and more information is required since the sprinkler line was repaired two years prior to the crack being reported.
  4. Jamie Meyer reported that he is receiving Neighborhood Watch information and questioned how it should be disseminated to the homeowners. It was determined that the information should be posted to the Cedar Cove HOA website.
  5. HOA Annual Meeting: The Board discussed an Agenda for the June 10 Cedar Cove HOA Annual Meeting. Jamie Meyer has an action to mail the Agenda, proxy form, and NAI/FMA cover letter to all homeowners

**VI. MANAGEMENT REPORT**

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

**VII. ADJOURNMENT**

The meeting was adjourned at approximately 7:40 pm.