

**CEDAR COVE HOA
BOARD OF DIRECTORS MEETING
March 25th, 2025**

Minutes of the Board of Directors Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 5:00 p.m. on the 25th day of March 2025 at the home of Dan Nissen.

I. CALL TO ORDER

The meeting was called to order at 5:00 p.m.

II. ROLL CALL OF OFFICERS

Present: Dan Nissen, Jim Kinkennon, Pam Spicher, Joe Wingrove, Jay Haes

NAI/FMA: Jamie Meyer, Property Manager

Absent: None

III. CURRENT FINANIAL CONDITION

Year to date expense summary through month ending February 2025:

Total Income: \$28,800.00

Utilities: \$662.62

Maintenance Expense: \$14,941.25

Repairs: \$0

Insurance: \$0

NAI/FMA Management Fee: \$1,596.42

Miscellaneous: \$947.82

Total Expenses: \$18,148.11

Year to Date Profit: \$10,651.89

IV. OLD BUSINESS:

1. **2025 Expenses Through February:** The 2025 expenses through February are shown above. Expenses are currently \$2,531.89 under the forecast budget. There were no snow removal costs in January resulting in the HOA being under budget.
2. **Review of 2024 Expenses:** Total income in 2024 was \$171,600. Total expenses were \$162,519.92 resulting in a year end profit of \$9,080.08. Lawn care, snow removal, and water for lawn sprinklers were all under budget contributing to the end of year profit.

V. NEW BUSINESS:

1. **Lawn Care Contractor:** NAI FMA had gone out for bids for a lawn care contractor for 2025 mowing season. Duncan Enterprises has been the lawn care contractor since 2021 and has been under annual contracts. The Board reviewed the bids and discussed other potential contractors. Jay Haes made a motion to award the 2025 contract to Duncan Enterprises. Joe Wingrove seconded the motion. The motion was voted on and approved.
2. **2025 Annual Meeting:**
 - a. The annual meeting is held on the last Thursday in April. That will be April 24th this year. Jamie Meyer has prepared a preliminary agenda for the meeting. Agenda items include introductions of officers, minutes from 2024 annual meeting, financial report, old business, new business, and election of new officers.
 - b. Jamie Meyer has reserved rooms 250/251 at Capitol City Christian Church.
 - c. Jamie Meyer will mail out the meeting notice, agenda, proxy, and ballot to all home owners. The notice must be mailed a minimum of 10 days prior to the meeting.
 - d. Election of Board Members: Election will be held for two Board members as Dan Nissen, and Jim Kinkennon have completed their terms.

- 3. Barking Dogs:** Dan Nissen mentioned that he has received multiple complaints from neighbors concerning excessive dog barking coming from an HOA member's unit. Paragraphs 6 and 10d of the HOA covenants reference pets and their restrictions. Other Board members reported that this same HOA member has allowed their dogs loose in the front yard allowing them to wander into the street or bother people walking by on the sidewalk. A letter will be drafted and mailed to the HOA member pointing out the covenant requirements.

VI. MANAGEMENT REPORT

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

VII. ADJOURNMENT

Pam Spicher made a motion to adjourn the meeting. Jay Haes seconded the motion. The meeting was adjourned at approximately 5:50 pm.