

**CEDAR COVE HOA  
ANNUAL MEETING  
April 24<sup>th</sup>, 2025**

Minutes of the Annual Meeting of the Cedar Cove HOA, Lincoln, Nebraska, held at 6:30 p.m. on the 24<sup>th</sup> day of April 2025 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, Pam Spicher, Joe Wingrove, and NAI/FMA Property Manager Jamie Meyer were introduced. Board member Jay Haes was not present due to a family emergency. Fifteen people representing twelve homeowners were present. No proxy forms were received.

**II. REPORTS**

1. **Secretary Report:** The minutes from April 25, 2024 annual meeting were read by Pam Spicher and Jim Kinkennon. Joe Wingrove made a motion to accept the minutes as read. Cheryl Scdoris seconded. The minutes were accepted as read.

2. **Financial Report:** President Dan Nissen reviewed the 2024 end of year results, 2025 financial status through March, and the 2025 Budget.

**2024 Financial Review:** HOA dues increased from \$110 to \$120 per month in February of 2024. The HOA had a total income of \$171,600 and total expenses of \$162,519.92 resulting in a profit of \$9,080.80. Lawn care, snow removal, sprinkler water, and landscaping were under the forecast budget. Electricity, trash removal, sprinkler maintenance, and miscellaneous were all over budget.

**2025 Financial Status through March:** The HOA has a total income of \$43,200 and total expenses of \$28,058.81 through the end of March resulting in a year-to-date profit of \$15,141.19. The forecast budget for January through March was \$28,805 so we are currently \$746.19 under budget.

**2025 Budget Forecast:** Total income for 2025 is forecast at \$172,800. Total expenses are forecast at \$175,561 resulting in a forecast loss of \$2,761. This loss will be offset by the \$9,080 profit in 2024 so it is anticipated that HOA dues will remain at \$120 per month for 2025.

**III. OLD BUSINESS:**

1. **Weeds:** It was pointed out that dandelions are everywhere again this year and when will weed killer be applied. Joe Wingrove stated that the ground must warm up before pre-emergent can be applied. Dandelions are not just a HOA problem, they are everywhere.
2. **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.  
Note: Jamie Meyer sent out an HOA wide email stating sprinkler water will be turned on and a system check will begin about May 1.
3. **Painting Front Doors:** It was asked if homeowners can paint their front doors a different color. A homeowner has covered their door with contact paper to change the color without painting it as a prior submittal of an Architectural Form was not approved. Dan Nissen stated the homeowner should resubmit an Architectural Form for approval. Submittals should go to

Jamie Meyer and he will forward them to the Board. Dan also pointed out that any repairs required to return a home to its original condition does not require submittal of an Architectural Form.

**IV. NEW BUSINESS:**

1. Paint Entrance Sign: It was mentioned that the entrance sign at Cedar Cove and Leighton is in need of painting. It was also noted that a homeowner had previously painted it at their own expense. The Board will look into getting estimates for this effort.
2. Lincoln Public School Ground: Homeowner Jim Lane mentioned that he has been following the city's plan for the LPS ground. There is approximately 19 acres that is owned by Lincoln Public Schools and was originally intended for a school. The city now intends to build an approximate six acre park and has named it Cedar Cove Park. The process is underway to transfer the land from LPS to Lincoln Parks and Recreation. This is a slow process and completion of the park may be years away yet.

**V. ELECTION OF BOARD MEMBERS:**

Board terms are two years. Board positions currently held by members Dan Nissen and Jim Kinkennon are up for election. Pam Spicher, Joe Wingrove, and Jay Haes have one year remaining.

President Dan Nissen asked for nominations from the floor. After a long pause, Dan Nissen nominated Jim Kinkennon. Jim Kinkennon then nominated Dan Nissen. Jim Lane made a motion for nominations to close. Joe Wingrove seconded. A vote was conducted, Jim and Dan were elected to their fourth two-year term.

**VI. ADJOURNMENT**

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