

North Shore HOA Meeting Minutes

August 22, 2022, 7:05 PM (@ Quality Brands)

Roll Call of Board Members: Justin Burr, Troy Molstad, Brian Sivertson, Duane Jabens, Michael Pflueger, Lori Ruzicka, Kelly Calderone

Minutes:

1. July minutes approved via email prior to meeting

Lamb HOA Report:

1. Outstanding Invoices – None
2. Outstanding ACRs – None
3. Follow Up Items
 - a. Delinquency Review – 8 homeowners have outstanding annual dues.
 - b. Motion and approve to adjust delinquent policy from filing a lien at 90 days to 120 days. Certified letter to be sent at 90 days to homeowners with notice lien will be filed in 30 days.

Finance Report:

1. July financial Update. Financials approved.

Secretary Report:

1. Delinquent form to be updated and emailed out for approval
2. Lien merged documents to be completed this month
3. ACR updated forms to be completed this month

VP Report:

1. The Quality Brand location works for everyone. Will look for 3rd Monday of the month as goal to book going forward.
2. Newsletter, goal to release quarterly.

President Report:

1. SID Elections – write in Kelly on left side, Justin on right side
2. Pinnacle Bank Signers – sent previous minutes (remove: Matt/Gordon, add: Brian/Duane)
3. PO Box key
4. SID – Basin management – clean up Phase 3
5. Lien Process Review – Intent to File Lien letter (Kelly merge lien documents)
6. Deitz Contract update execution 8/22/22
 - a. Approve new contract pricing
 - b. Approve one-off blanket weed spray in irrigated areas and thistle spot-spraying

Committee Reports:

1. Social Committee:
 - a. Get baseball game set early season in 2023
 - b. Fishing derby – still locating a sponsor
 - c. Fall event idea: Pumpkin / Gourd Hunt or Painting or Carving contest near Halloween
2. Landscaping/Planning Committee
 - a. Tree trimming, mulch, sprinkler repairs
 - i. Anything under \$2,500 has automatic approval for sprinkler repairs.
 - b. Basin mowing surcharge, blanket weed spray, thistle spot spray
 - c. Grant program: NE Environmental Trust - Michael

Old Business:

Fall newsletter, Dir and Officer insurance review, Common area damage: Cornhusker lots and drainage nuisance lots, ACR language enhancements, Solar panel discussion – not looking to amend covenants until Phase 3 is part of HOA

New Business:

Access to past ACR approval – Lamb adding to Google Drive.

Next Meeting 9/19/22

Meeting adjourned 8:30 PM