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**Edenton Homeowners' Association Inc.
Board meeting – January 17, 2022**

The Board held the monthly meeting on January 17, 2022, at 7:00 p.m. utilizing Zoom. Those in attendance, Louis Lemon, Jenny Tricker, Paul Horton, Dayle Williamson, Angie Paul Unruh, Allen Curtis, DeLoyd Larsen, John Cederberg and Bev Morton. Jerrold Sovey could not attend. Chairman Lemon called the meeting to order at 7:02 p.m. The Board did not hold a meeting in December 2021. All action items in the minutes include the December business.

Board minutes of November 15, 2021 - The minutes of the November Board meeting were reviewed and there was a motion by Jenny Tricker and as second by DeLoyd Larsen to approve the minutes. Motion carried.

Treasurers Report, Townhouse Account – All of the projected income for the year was received. Expenses were also well within projections with one exception – sprinkler repair and replacement. Expenditure exceeded the budget line item by \$4,568. Major maintenance issues occurred during the year.

Annual Account - At the end of the year all projected (anticipated) income had been received with a small additional amount in late fees. Expenses were 84% under the projection. The \$3,630 savings came from the trees and maintenance budget line item. Each year, in addition to the budget information provided in the monthly minutes, three budget reports with additional detail are provided to all Association members. The end of the year reports are included with the minutes.

Bills received prior to the board meeting – Annual account, \$ 2,220.22 – Townhouse \$4,469.41. There was a motion by Bev Morton and a second by Paul Horton Morton to approve the Treasurer's year-end report and authorize payment of the bills. Motion carried.

A reminder - *Annual dues are due on January 31, 2022. The board noted with pleasure that many members had paid their dues by the January board meeting date. **If you have not done so, please pay by the due date.** Thanks for your great cooperation.*

Hospitality – At the beginning of the year, board members were aware of one house for sale in the Association area. The committee had busy 2021, as several families were welcomed to the area. Bev Morton will call on one new resident prior to the next meeting. The board appreciates the diligent work of the committee in welcoming new residents.

Snow removal – Townhouse – There was no snowfall in late fall and early winter, with two snowfall events in January at the date of the meeting. The Board contact for snowfall removal is Dayle Williamson.

Common's area maintenance – DeLoyd Larsen and Dayle Williamson reported that high winds in December blew down two sections of the fence adjacent to 70th Street and damaged one fence section along Old Cheney. Removal of the debris and making emergency repairs was necessary. DeLoyd and Dayle completed the work soon after the damage occurred. The board discussed working out an arrangement with a fence contractor to be on call to make emergency repairs and replacements as necessary. With the combined age of the two "fence repair" board members of 176 years, the board is concerned that a rapid emergency repair may not be available. It was noted several posts on the 70th street fence are rotting at the base and fence replacement will be necessary in the next few years. President Lemon suggested that metal posts should be considered for all replacements along with treated crosstie timber. The fence along Old Chaney is also aging more rapidly than expected with crosstie rot. A fence repair bid will be awarded in the Spring for repair and replacement of the damaged sections.

Discussions on Irrigation System replacements - Board members are planning to hold discussions regarding pipeline replacements with the goal of initiating a several year replacement efforts over a several year period. The tentative plan is to start this replacement this year.

Topic of the month – The board had a request to remind those with dogs, please honor the pickup requirement! The contact notes if is getting a little lax this winter.

The next meeting will be on February 21, 2022

The meeting was adjourned at 8:00 p.m.

Dayle Williamson, Secretary

EDENTON HOMEOWNERS ASSOCIATION
ANNUAL ACCOUNT

prepared December 31, 2021

	Year-to-date	Annual Budget	% of Budget
Revenue			
Dues	\$26,519	\$26,520	100.0%
Late Fees/Other Income	\$225	\$0	
Interest	<u>\$49</u>	<u>\$0</u>	
Total Revenue	\$26,793	\$26,520	101.0%
Expense			
Professional Fees	\$2,944	\$2,950	99.8%
Administrative	\$390	\$650	60.0%
Maintenance	<u>\$18,992</u>	<u>\$22,920</u>	<u>82.9%</u>
Total Expenses	\$22,326	\$26,520	84.2%
Net Operations	\$4,468	\$0	

Notes:

Professional Fees includes tax preparation, filing fees, insurance, treasurer compensation
Administrative includes office supplies, postage, PO Box, printing, web site, meeting space
Maintenance includes lawn care, trees, repairs, water

EDENTON HOMEOWNERS ASSOCIATION
TOWNHOUSE ACCOUNT
prepared December 31, 2021

	Year-to-date	Annual Budget	% of Budget
Revenue			
Dues	\$86,735	\$86,400	100.4%
Late Fees	\$35	\$0	
Interest	<u>\$592</u>	<u>\$550</u>	<u>107.6%</u>
Total Revenue	\$87,362	\$86,950	100.5%
Expense			
Professional Fees	\$4,644	\$4,650	99.9%
Administrative	\$429	\$780	55.0%
Maintenance	\$72,482	\$69,890	103.7%
Utilities	<u>\$12,005</u>	<u>\$11,630</u>	<u>103.2%</u>
Total Expenses	\$89,561	\$86,950	103.0%
Net Operations	(\$2,200)	\$0	

Notes:

Professional Fees includes tax preparation, filing fees, insurance, treasurer compensation
Administrative includes office supplies, postage, PO Box, printing, web site, meeting space
Maintenance includes lawn care, sprinklers, snow removal, well
Utilities includes electricity, trash, recycling, water