

**Edenton
Homeowners' Association Inc.
September 2017**

www.edentonhoa.org

P.O. Box 6653

Lincoln, NE 68506-0653

August Board meeting – The meeting was held at the Daryl Swanson residence at 7:00 p.m. on August 21, 2017. Treasurer Angie Paul Unruh and board member Paul Horton could not attend.

Thies Cove Inspection - The first item of business included a “walk around” of Thies Cove Drive. Repairs are nearly completed on the private drive. Costs for the repairs were paid by the Owners of Record with property adjacent to the Drive. Several townhome owners also had their private drives repaired. Thies Cove resident Terry Monk joined the board on the walk around and pointed out the unstable concrete pad under the mailbox area. Board members agreed to provide a letter to the Postmaster to request repairs. Board member Jerry Sovey also indicated he would make a personal visit with the postmaster. While the repairs were being made, a leaking water line for the irrigation system was discovered and the line was replaced.

August Minutes - The August minutes were reviewed and there was a motion by Louis Lemon and a second by Bev Morton to approve the minutes as circulated. Motion carried.

Treasurer's report – Annual Account – August receipts were \$21.19. Ninety-nine percent of the anticipated annual budget income has been collected. Two owners have liens filed on their properties for non-payment with 220 out of 222 owners current with their annual dues. With the increasing costs in tree maintenance and ditch liner maintenance, costs for Commons maintenance continue to climb. Expenditures were \$2,137.33 Bills received to-date were \$4,768.94. Tree removal costs amounted to \$3,485.00 for the month.

Townhouse Account – Income for August was \$7,063.22 with \$7,543.66 in expenditures. Bills received to-date were \$16,397.68. (\$12,000.00 from Thies Cove Capital Improvement Account for street repair) There was a motion by Jenny Tricker and a second by Louis Lemon to approve the Treasurer's report and pay the bills received to date. Motion carried.

Hospitality Committee – Four homes are for sale in the area. **Reminder: All townhome owners must provide their proof of insurance as policies are renewed. The information should be forwarded to the to Edenton.treasurer@gmail.com or to the Association Post Office Box.** Insurance providers will provide the cover sheet required if homeowners request such assistance. This requirement is in accordance with the covenants and very essential if damage occurs to a townhome. Your cooperation will be greatly appreciated.

Commons Committee - Excellent progress on Commons area improvements were made during the month. Ten dead trees were removed, board members and other volunteers assisting tree trimming. Gate repairs on the Old Cheney fence were completed work is underway on the demonstration plot to reduce maintenance. A tree was planted in the Commons and paid for by a townhome owner. We remind Association members to make a request to the board for changes

proposed for the area. A special thanks to Terry Monk for watering the trees on the berm along Old Cheney. We hope the trees will be well rooted by next year and supplemental watering will not be required.

Lawn care – Daryl Swanson reported on the need for continued improvement for lawn mowing with the “new worker” transition. Daryl does an outstanding job reporting deficiencies to the World of Green and those deficiencies are discussed during their Monday morning meeting.

Irrigation system - The system was shut down for two cycles in the Thies Cove area due to road repair. Other areas were not impacted. Due to decreasing rainfall, irrigation set times have been increased.

Snow removal - A contract for snow removal will be requested.

Thies Cove Drive repair - Jerry Sovey summarized the drive repair work and indicated caulking cracks was not included in the original contract. Proper caulking will delay replacement of those areas that are in poor condition at the present. There was a motion by Louis Lemon, a second by Bev Morton to approve the expenditure of \$800.00 from the contingency fund for caulking and after a final inspection, authorize the final payment to the contractor and return the remaining amount in the contingency fund to the 24 owners of record. Motion carried. Dayle Williamson reported that a sign will be erected at the Thies Cove Drive entrance indicating it is a private drive (blue and white) and a four-ton limit. Thanks to Jerry Sovey for donating the private drive sign and to Harland Jacob for donating the four-ton limit sign.

TOPIC OF THE MONTH – *Townhome residents are reminded to maintain their backyard bluegrass area. The contract for mowing the grass does not include plant and weed removal adjacent to townhomes. Thistles are infesting areas behind several homes and volunteer trees need to be removed. Home owners are responsible for this maintenance. Fence repair, trim repair and window repair is also encouraged. Many of the original backyard fences in the area are in dire need of replacement.*

Next meeting - October 16, 2017 at 7:00 p.m. at the Louis Lemon residence.

Sincerely,

Dayle Williamson
Edenton Secretary

Board members: Deloyd Larsen, President – Paul Horton, Vice President - Dayle Williamson, Secretary – Angie Paul Unruh – Treasurer (non-member) - John Cederberg — Louis Lemon - Bev Morton – Jerrold Sovey - Daryl Swanson – Jenny Tricker