

**MINUTES OF THE APRIL 2009
MEETING OF THE VAL VERDE HOMEOWNERS ASSOCIATION**

The undersigned, being all of the Directors and officers of the Val Verde Homeowners Association, a Nebraska nonprofit corporation ("Corporation") hereby approve the following minutes of the April 2009 meeting of the Members of the Corporation on 13 April 2009:

John Eylander called the meeting to order at 7:02 p.m. in the library of the Portal Elementary School. Directors present and participating were John Eylander, Rayne Balwanz, and Ralph Healey. Approximately nine homeowner members were present. No special guests or non-residents were invited.

Old Business: Reading of the January 2009 Minutes was waived. Eylander reported on discussions with the city concerning the condition of plantings in the park and walking path.

New Business: Eylander introduced the officers of the Val Verde Homeowners Association for 2009. Eylander reviewed the 2008 expenditures/budget for the members and the proposed budget for 2009. The Directors approved the 2009 budget of \$20,040. The proposed lot assessment for 2009 to fund the approved budget is \$70 per lot, comments were provided by members. The lot assessment of \$70 per lot was voted and approved by the Directors. Eylander proposed that a due date for payment of assessments and interest be charged for late payments. Based on discussion, payments are due 30 days after mailing and the maximum interest allowed by Nebraska would be applied to late payments were approved by the Directors.

President's Report: Eylander ask members to consider participation in the Homeowners Association as a Director or committee member. Eylander provided information on a Southwind court case concerning the payments for common costs by their Townhomes members. He will explore the applicability of the ruling to the Val Verde Townhomes with the association's lawyer.

Vice President's Report: Balwanz proposed recognition for previous Directors in the form of a tree planted in recognition of their service to the HOA in the Val Verde Park.

Committee Reports: Newsletter and Neighborhood Watch were not present. Covenants reported no issues.

Open Forum: Question concerning the replacement La Vista pool, not approved by city voters. Discussion concerning providing funding to plant trees in the Val Verde Park, members present was favorable to some level of support to improve our neighborhood park.

Meeting was adjourned at 7:55 p.m.

Dated _____, effective as of 13 April 2009.

John Eylander, Director and President

Rayne Balwanz, Director and Vice President

Ralph G. Healey Jr., Director and Secretary