

**MINUTES OF THE JANUARY 25, 2011
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 January 2011 meeting of the Members of the Corporation on 25 January 2011:

Ralph Healy called the meeting to order at 7:03 p.m. in the library of the Portal Elementary School. Notice of meeting was mailed with election proxy forms attached. Directors present and participating were Ralph Healey, Rayne Balwanz and Michael Meier. Approximately eight homeowner members were present and 10 proxy forms submitted. No special guests or non-residents were invited.

Old Business:

January 25th, 2010 meeting minutes were read and approved.

Mr. Healey reported on the following issues:

- a. Landscaping Update: The landscaping is in good shape. Sprinkler system has proven to be a good investment.
 1. Tree maintenance contract with Tilman's is continuing with early pay incentives.
 2. Moore's landscaping installed flower displays on roundabout and entry and will do so again this year. Specific suggestions from homeowners can be forwarded to Moore's. Please let an HOA Board member know.
- b. 2010 Lot Assessments: Advised that 7 lots have not paid 2010 assessments, final notices sent out and liens will be filed on those who failed to respond shortly. All cost associated with filing the liens are rolled into the cost to be eventually paid by the property owner. A home sale netted 7 years worth of back assessments in 2010.
- c. Financial Status. 2010 came in a little under budget despite a substantial increase in for our water assessment. This increase was related to infrastructure fees being mandated by supplier.

New Business:

- a. Val Verde Park: President Healey attended a City of LaVista planning meeting regarding several parks including Val Verde Park. Discussed by the city included a proposal to move the playground equipment further north and add a dog run. Also discussed was proposed second entrance from Centennial Avenue by entrance next to Val Verde Apartments. Any concerns about proposal can be brought to an HOA Board Member or to the City directly.
- b. 2011 budget was reviewed; the amount carried over to the new-year was about what the board had planned, \$2,284.57. HOA assessment will remain the same for 2011. A small cushion has been built in to the 2011 budget to allow the association to absorb any extraordinary expenses. This money is held in a CD.
- c. Damage to the Val Verde sign on 96th and Centennial was reported to the police and a report filed. Estimates are being sought before submitting an insurance claim. It is anticipated the sign will be repaired with a return to fair weather.
- d. Issues discussed:
 1. Reminder to neighbors not to leave trash cans in street view too long.
 2. Small commercial vehicles should be, if possible, garaged overnight, but not illegal to be left on driveway. Larger commercial vehicles and trailers fall under city ordinance and should not be left out overnight.

2011 HOA Director Election:

- a. Proxy ballots were distributed to the HOA membership with the Notice of Annual Election Meeting; ten signed proxies were received back. No nominations were received via mail and a call for nominations was made from attendees. John Hewitt of 99th Circle was nominated and accepted the nomination. The HOA board elected to cast all proxy ballots for Mr. Hewitt. Eight ballots were submitted by the members present. The elections results were 18 votes for John Hewitt. John Hewitt is elected to a 3 year term ending 2014.

President's Report: Healey reported that 226 of 227 lots are built and taxed as residences. The final lot is under construction and appears near completion. Welcome to John Hewitt. We will be posting all minutes and budget to website. Thanks for the work of the committees (Garage Sale, Covenants and Picnic) volunteers and ideas welcomed.

Vice President's Report: Balwanz reports that all monies accounted for. Thanks were given to John Eylander for his work in making HOA a success and to Mike Meier for serving out John's term. Special thanks to all who regularly attend and to John Hewitt for succeeding him in office.

Secretary's Report: Meier had no report. Thanks to John Eylander and all residents.

Committee Reports: None.

Open Forum: A resident asked if bids had been let regarding Tree service. Discussion resolved that John Eylander and Rayne Balwanz chose Tilman's based on referral and lack of reasonable responses from other vendors. The process will be reviewed for 2012.

A request was made for pre-printed name tags with addresses for next year's picnic as a way for people to connect. Discussion resolved that it may not be appropriate to publish addresses but that people could voluntarily add them.

Neighborhood Garage Sale was discussed. Volunteers were called for and a date needs to be set. Money is budgeted for signage.

Meeting was adjourned at 7:39 p.m.

Dated _____, effective as of 26 January, 2011.

Ralph G Healey, Director and President

John Hewitt, Director and Vice President

Michael A Meier, Director and Secretary