

## **MINUTES OF THE JANUARY 2007 MEETING OF THE VAL VERDE HOMEOWNERS ASSOCIATION**

The undersigned, being all of the Directors and officers of the Val Verde Home Association, a Nebraska nonprofit corporation ("Corporation") hereby approve the following minutes of the January 2007 meeting of the Members of the Corporation on January 29, 2007:

The meeting was called to order by Jeremy Kinsey at 7:08 pm in library of the Portal Elementary School. Directors present and participating were Jeremy Kinsey, John Eylander, and Susan Lewis. Approximately 13 homeowner members were present. No special guests or non-residents were invited or attended. Announcement of proper notice was made without objection.

Old Business: Reading of the December Minutes was waived. Report was given by Susan Lewis regarding the liens recently filed against those homeowners who failed to remit annual dues.

President's Report: Nothing new since President's message that was recently published in the newsletter.

### Treasurer's Report:

Eylander announced that Landscaping was the major expense for 2006. Other expenses included office supplies. The financials continue to fluctuate. MUD and OPPD expenses not incurred last year but may in 2007. Options are being evaluated for what to do with the sinking fund (CD, savings account, etc.) Financial statement will be finalized and posted on the website. Eylander opened the floor to questions. None asked.

### Committee Reports:

Newsletter: Susan Lewis prepared and distributed recent newsletter to neighbors. Mike Siggers volunteered to help gather and prepare a newsletter. Gayle Meyer reiterated her position as block captain for her street. Email distribution is not feasible as not all members have email and email addresses continuously change.

### Neighborhood Watch:

Sonja and Dennis Williams are chairs of the committee. They have been in contact with the Sarpy County Sherriff's Department. The Sherriff dropped off a packet of information regarding getting started. Additional packets should be ordered for those on the committee/safe houses, etc. Cost of the packet is \$3.00 each. They will schedule the first meeting in March. The Williams are in the process of reviewing the voluminous material received. Sherriff is willing to

come to the first meeting and explain the neighborhood watch program. Let the Williams know if anyone is interested in helping with this endeavor.

Open Discussion:

Eylander reported that the Secretary of State registered agent designation was coming due. It was agreed that the new board member would be appointed as the HOA's registered agent.

Member asked what the sinking fund is for. Eylander reported that it was for major repairs needed (replacing trees if damaged by storm). Member went on to ask why that wouldn't come from landscaping budget. Eylander reported that there are other landscaping expenses that require those funds. This is similar to other HOAs.

Eylander reported that the Centennial Road sign has been removed and sent to New York for repair. Sign should be fixed in the near future.

Member asked if installing irrigation for the round-a-bout was necessary. Eylander responded that it was.

Member asked what other positions were necessary for running HOA. Kinsey reported that numerous committees had vacancies.

Member asked about the grass obstructing driver's vision. Eylander reported that Moore's was going to transplant part of the grass when ground thawed, but in the meantime, he would trim it down.

Member asked if board had authority to set dues without members voting. Lewis responded that yes, board has authority to set dues; however, we seek input from members.

Member asked about 98<sup>th</sup> Circle drainage issue. Discussion was held regarding that being an issue to resolve with the developer.

Member asked if park was completed. It was reported by SID member that additional touch up work would be done in the spring. Issues still remain regarding park maintenance, trash removal, restrooms, etc.

Member asked if the level 3 sex offender still lived in the area. Kinsey reported that he moved. Kinsey continues to monitor whether or not there are sex offenders in the area.

Member reported that there was graffiti on slide; however, it has been removed.

Member asked the status of annexation. Kinsey reported that the City backed out of the convention center. Kinsey thought that move might make annexing Val Verde more attractive.

Brad Dunbar, SID member, reported that next year we should be at a position to have our levy lowered. Member would be surprised if the city did not annex the subdivision.

Elections:

Elections were held and John Eylander was unanimously reelected to a new three year term.

Dated the \_\_\_\_\_ day of March 2007; effective as of January 27, 2007.

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Jeremy Kinsey, Director and President

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John Eylander, Director

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Susan Lewis, Director