

**MINUTES OF THE JANUARY 25, 2016  
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 2016 meeting of the Members of the Corporation:

Ralph Healey called the meeting to order at 7:05 p.m. in the media center of the Portal Elementary School. Notice of meeting was mailed in late November and a reminder with election proxy forms attached mailed in early January. Directors present and participating were Ralph Healey, Renee Hennings and Rob Vitera. Approximately 17 homeowner members were present and 25 proxy forms submitted. No special guests or non-residents were invited.

Old Business:

1. The readings of the January 26, 2015 meeting minutes were waived and the minutes were approved.
2. Mr. Healey reported on the following issues:
  - a. Landscaping Update: The landscaping was very nice this year however the plants used on the end cap at the 96<sup>th</sup> St entrance were too tall, will call out for less than 18 inch plantings in future.
  - b. 2015 Lot Assessments: Only 3 lots have not paid 2015 assessments, final notices were sent out and liens filed on those who failed to respond. All cost associated with filing the liens are rolled into the cost to be eventually paid by the property owner. Annually interest is assessed on each Lot owing money to the Association per the Convents.
  - c. Covenant Enforcement: About 40 letters were sent out based on last year's action item. The letters were for reoccurring issues of trash cans, extended parking of recreational vehicles and trailers. One occurrence of an above ground pool in violation of covenants, which resulted in removal of the pool by the owner.
  - d. Financial Status: The 2015 budget status can be reported as under budget, copies provided on each table. The Accountant's report will be posted on our website or you can contact me and I'll email it to you.

New Business:

1. Holiday Decorations: A number of residents express dissatisfaction with this years display. A number of issues play into the problem – size of the trees for the decorations used, vender performance, and GFI power interruptions. We terminated our relationship with lighting installer and will bid out next year's installation. Healey will review decorations available with the Board and go out for comment by the membership prior to purchasing.
2. Seventeen Ash Trees: While we are treating HOA Ash trees, the danger to losing them over the next decade is significant. Removal and replacement runs over \$1,000 a tree currently. To proactively cover this expense the Board established an Ash Tree Replacement Fund, which will be funded each year.
3. Approve 2016 Budget and Annual Assessment: The proposed budget and Annual Assessment of \$85 was reviewed and approved by the Board.

2016 HOA Director Election: Proxy ballots were distributed to the HOA membership with the Notice of Annual Election Meeting reminder for those unable to attend. The election is to vote

on the seat currently held by Rob Vitera whose three-year term had expired. Matt Shaw volunteered to fill the director's position and was listed on the ballot. A call for write-in nominations was made and Rob Vitera asked to be considered for reelection. Matt Shaw withdrew his nomination from consideration. We received 25 proxy votes and 6 ballots were submitted by members present. The elections results were 26 votes for Rob Vitera, four for Matt Shaw and one Ralph Healey. Rob Vitera is reelected to a 3-year term ending 2019.

President's Report: Financials are in good order. The HOA has approximately \$16,000 in checking and a CD for emergency expenses. Copies of the quarterly financial reports are available from the Treasurer and on the HOA website.

Vice President's Report: Ms Hennings related a newsletter project she is working on for the neighborhood to improve communications. She asked volunteers to assist in the effort. First publication should occur in the spring.

Secretary's Report: No Report

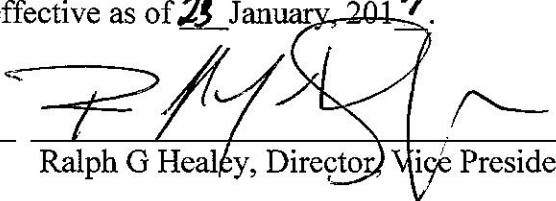
Committee Reports: No Report

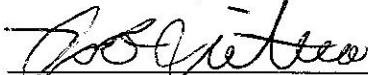
Open Forum: Issues covered during earlier presentations.

Meeting was adjourned at 7:57 p.m.

Dated 1/23/17, effective as of 23 January, 2017.

  
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Renee Hennings, Director, President

  
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Ralph G Healey, Director, Vice President

  
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Rob Vitera, Director, Secretary