

**MINUTES OF THE JANUARY 23, 2017  
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 2017 meeting of the Members of the Corporation:

Ralph Healey called the meeting to order at 7:00 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. Signs were placed at entrances and social media – Facebook, Nextdoor and OWH utilized. Directors present and participating were Ralph Healey, Renee Hennings and Rob Vitara. Approximately 12 homeowner members were present and 2 proxy forms submitted. No special guests or non-residents were invited.

Old Business:

1. The readings of the January 25, 2016 meeting minutes were waived and the minutes were approved.
2. Mr. Healey reported on the following issues:
  - a. Landscaping Update: Our Ash trees are being treated against Emerald Ash Bore, \$2,000 was placed in to a tree replacement fund. The landscaping was very nice this year, the perennials put in a couple of years ago, are filling in nicely. We are looking to update the two entry signs since they have not had any work since installation in late 1990’s, we have one bid and with the cost quoted will go out for a couple more to be sure we have the best price. Even so expect to split up the work over two years.
  - b. 2015 Lot Assessments: Five lots have not paid 2016 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: We sent 54 post cards and letters out. The mailings were for reoccurring issues of trash cans, extended parking of recreational vehicles and trailers. One occurrence of a shed construction, that enforcement has gone to legal action for removal.
  - d. Financial Status: The 2016 budget status can be reported as under budget. The Accountant’s 4<sup>th</sup> quarter 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 resident’s express satisfaction with the new display and some expressed dissatisfaction with the display. A number of issues play into the problem – size of the trees for the decorations used, and GFI power interruptions. The HOA purchase 18 inch LED snowflakes to replace the light strings used in the past, given the available tree branches we can only install them where they fit in. To add to the display, we will look to purchase ground displays similar to those by the LVPD. LED light strings will be purchased for the tree wrap. Now we know labor involved in installing the lighting we will look to bid out the installation.
2. Dog Park: Dean Podoll updated the members on his, Rob Vitara’s and others to get the proposed dog park feature planned to be added to Val Verde Park moved to a more appropriate location. Their research indicates a dog park would be a poor match for the available space, proximity to the existing children’s playground and nearby homes.

Response from city official indicate they are looking for another location. The members thanked them for their initiative on this issue.

3. Approve 2017 Budget and Annual Assessment: The proposed budget and Annual Assessment of \$85 was reviewed and approved by the Board.

2017 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 Renee Hennings whose three-year term had expired. No one volunteered prior to the meeting. A call for write-in nominations was made and Renee Hennings asked to be considered for reelection. We received 2 proxy votes and 12 ballots were submitted by members present. The elections results were 13 votes for Renee Henning, one for Diane Goodman. Renee Henning is reelected to a 3-year term ending 2020.

President's Report: Ms. Hennings related information about storm sewers on the walking trail. The bars protecting the openings are failing and need to be repaired/replaced to prevent animals or children getting into the drain. She worked with the City of La Vista to have Public Works make the needed repairs. Until repair are made residents need to keep children and pets away from the openings.

Vice President's Report: Mr. Healey stated financials are in good order. The HOA has approximately \$14,000 in checking and a CD for emergency expenses. Copies of the quarterly financial reports are available on the HOA website – [www.valverdehoa.com](http://www.valverdehoa.com).

Secretary's Report: No Report

Committee Reports: No Report

Open Forum: Most issues were discussed in the sections above however several neighborhood traffic issues were raised. One was the problem with cars exceeding the posted speed limit on Centennial Rd, Mr. Healey will contact the LVPD to request additional enforcement for the area. The hazard of the Giles Rd and Val Verde St entrance, possible solutions reduce speed limit on Giles from 45 to 35 MPH and/or installation of a traffic signal. Ms. Hennings will contact Councilman Kelly Sell for assistance. The deteriorated condition of the rubber playground surface was discussed, Ms. Hennings will approach the city about repair/replacement.

Meeting was adjourned at 8:02 p.m.

Dated \_\_\_\_\_, effective as of \_\_\_\_January, 201\_\_.

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Rob Vitera, Director, President

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Ralph G Healey Jr., Director, Vice President

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Renee Hennings, Director, Secretary