

**MINUTES OF THE JANUARY 26, 2015
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 2015 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 were 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 12 homeowner members were present and 7 proxy forms submitted. No special guests or non-residents were invited.

Old Business:

1. The reading of the January 27, 2014 meeting minutes were waived and the minutes were approved.
2. Mr. Healey reported on the following issues:
 - a. Landscaping Update: We have not received all the bids for landscaping but anticipate cost should remain about same as past years.
 - b. 2014 Lot Assessments: Advised that 11 lots have not paid 2014 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.
 - c. Financial Status: The 2014 budget status can be reported as under budget.

New Business:

- a. 2015 budget was reviewed; the amount carried over to the new-year was \$12,787. HOA assessment will be reduced to \$85 a year for 2015.
- b. Resident issues discussed: Discussion on covenant issues, how to get residents to comply with the requirement to keep trash containers out sight from the street. Healey indicated he would draft a letter to offenders reminding them of the covenant requirement and asking them to comply. If they fail to comply the HOA will direct the container be removed at owners expense. The step after that is to engage legal council to file legal action against the violator through the courts.

2014 HOA Director Election: Proxy ballots were distributed to the HOA membership with the Notice of Annual Election Meeting reminder. The ballot was to vote on the seat currently held by Ralph Healey whose three-year term had expired. Matt Shaw and Ralph Healey volunteered to fill the director's position and were listed on the ballot. Both were given time to speak as to why they wanted to be on the HOA board. We received 7 proxies with a candidate marked or allowing Board selection, 12 ballots were submitted by members present. The elections results were fourteen votes for Ralph Healey and three for Matt Shaw. Ralph Healey is reelected to a 3-year term ending 2018.

President's Report: Financials are in good order. The HOA has approximately \$12,000 in checking and a CD for emergency expenses. Copies of the quarterly financial reports are available from the Treasurer and will be placed on the HOA website.

Vice President's Report: Ms Hennings suggested we look into partnering with local business to provide them with visibility to HOA members. If funds are generated, they could go to HOA social functions or community betterment projects.


Secretary's Report: No Report

Committee Reports: Covenant enforcement was discussed, see New Business item b . In addition a during the trash container audit a travel trailer was identified, remarks from the attendees indicated it had been parked for some time in the drive of a member home. The Convents permit the parking of campers to a limit of consecutive 48 hours and twenty days combined within a calendar year. Healey indicated he would draft a letter to offenders reminding them of the convent requirement and asking them to comply. If they fail to comply the HOA will direct the camper be removed and place in storage at owners expense. The step after that is to engage legal council to file legal action against the violator through the courts.

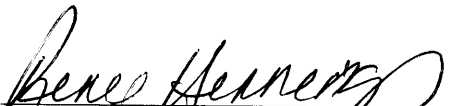
Open Forum: No Issues

Meeting was adjourned at 7:54 p.m.

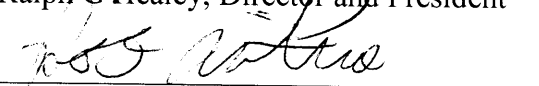
Dated 1/25/16, effective as of 25 January, 2016.



Ralph G Healey, Director and President



Renee Hennings, Director and Vice President



Rob Vitera, Director and Secretary