

**MINUTES OF THE JANUARY 27, 2014
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 2014 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 were mailed with election proxy forms attached. Directors present and participating were Ralph Healey, John Hewitt and Rob Vitera. Approximately 8 homeowner members were present and 9 proxy forms submitted. No special guests or non-residents were invited.

Old Business:

The reading of the January 28, 2013 meeting minutes were waived and the minutes were approved.

Mr. Healey reported on the following issues:

- a. Landscaping Update: The bid from Moore's Landscaping has been received and seem reasonable.
- b. 2013 Lot Assessments: Advised that 5 lots have not paid 2013 assessments, final notices were sent out and liens have been 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. Houses are charged the regular HOA dues and \$10.00 in Recorder of Deeds lien fee.
- c. Financial Status. 2013 budget status can be reported as under budget.

New Business:

- a. 2014 budget was reviewed; the amount carried over to the new-year was \$16,000. HOA assessment will remain the same at \$95 a year for 2014.
- b. Resident issues discussed: Discussion on covenant issues, how to get residents to comply. Diane Goodman suggested contacting new residents with information concerning the HOA covenants. Also residents suggested more frequent newsletters with reminders. Healey suggested that first contact should be neighbor to neighbor and if that does not work pass the information to a board member and the HOA will send out a letter. The step after that is to engage legal council to file legal action against the violator through the courts.

2013 HOA Director Election:

- a. 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 John Hewett whose three-year term had expired. Diane Goodman had volunteered to fill the director's position and was listed on the ballot. There was a self-nomination from the floor by Renee Hennings. Both were given time to speak as to why they wanted to be on the HOA board. We received 11 proxies with a candidate marked or allowing Board selection, nine ballots were submitted by members present. The elections results were eighteen votes for Renee Henning and two for Diane Goodman. Ms Hennings is elected to a 3-year term ending 2017.

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 will be placed on the HOA website.

Vice President's Report: No Report


Secretary's Report: No Report

Committee Reports: None.


Open Forum: No Issues

Meeting was adjourned at 7:44 p.m.

Dated 26 Jan 2015, effective as of 27 January, 2014.



Ralph G Healey, Director and President



Rob Vitera, Director and Vice President



Renee Hennings, Director and Secretary