

**Villa Springs Owners Association (VSOA) Annual Meeting  
Springfield Legion Hall: Springfield, NE  
November 2, 2014**

**PRESIDENT CALL TO ORDER – Lloyd Newman**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:10 p.m. by President Lloyd Newman.

**ANNUAL MEETING QUORUM REQUIREMENTS**

There were a total of 50 homeowners represented (43 members present and 7 proxy votes), which represents 59% of the members. 84 lots total

The official Villa Springs Owners Association (VSOA) Bylaws were last revised and approved at the April 2, 2006 VSOA Annual meeting.

Article III Members, Section 5 Quorum states 40% of the members present in person or by proxy at any regular or special meeting the members shall constitute a quorum for the transaction of business at any such meeting.

**PRESIDENT NEWMAN Thank You(s) including: Jerry Fischer and Gary Partusch--  
September annual picnic; Nancy Evon--organizing our annual picnic raffle prizes.**

**WELCOME NEWCOMERS – All members present were asked to introduce themselves.**

**SECRETARY’S REPORT –Jodi Kohl**

The board will approve the minutes of this annual meeting at their next scheduled meeting.

Reviewed Handouts:

1. Agenda for today’s meeting
2. Board Approved **VSOA 11-03-2013 Annual Meeting Minutes posted on our web site [villaspringslake.com](http://villaspringslake.com)**
3. VSOA Directory--please take time to review your contact information. Once information is gathered, directories will be distributed.

**TREASURER’S REPORT – Tim Bell**

Reviewed Financial Report Handouts

1. VSOA Balance Sheet as of 10/29/2014
2. VSOA Profit and Loss Statement From 10/2013 through 9/2014
3. VSOA Profit & Loss Budget vs. Actual From 10/2013 through 9/2014
4. VSOA Profit & Loss Budget Overview 10/2014 through 10/2015

Motion made to adopt the 2014-2015 VSOA budget as presented. Treasurer's report attached.

## COMMITTEE REPORTS

### 1. FISH – Aaron Klusmire reported.

Because of the outbreak of pondweed and algae, the committee has decided to aggressively approach this problem. In the spring, 150 grass carp will be placed in the lake in efforts to decrease the vegetation and to hopefully gain control of the weed growth. The fish are \$10 each. A motion was made to remove the fish feeder. A motion to cease debate was adopted. The motion failed.

### 2. GENERAL CLEAN-UP – Gary Partusch reported.

Things went well. Went with Papillion Sanitation this year. Details to come approximately 10 days prior to the May 2015 clean up. Watch the website and newsletter.

### 3. ANNUAL PICNIC-Jerry Fisher

Great turn out!!! Thank you to the Hollinger family for the bounce house-it was certainly enjoyed! Thank you to Nancy Evon for the raffle prizes! Any new ideas are always welcomed.

**OUR 2015 ANNUAL PICNIC WILL BE HELD AT 3PM ON SUNDAY, SEPTEMBER 20TH!**

### 4. NEWSLETTER -Joyce Kurtz

A big thank you to Joyce for her work in editing our newsletters. All lot owners are invited to contribute newsletter items to Joyce. **Remember to visit our VSOA web site. villaspringslake.com** as communications will be posted more regularly on the web site. Efforts to maintain a primary email contact list for Villa Spring residents will be organized through Jodi Kohl.

## NEW BUSINESS

### 1. Bylaw Changes To Allow Chickens In Villa Springs

Current Springfield ordinance does not allow for any person to keep more than (6) six adult fowl per residential dwelling. Most of Villa Springs falls under Sarpy county Residential zoning jurisdiction and per these regulations fowl are not allowed. A motion was made to allow Villa Springs residents to have up to (4) four chickens in an enclosed coop not visible from the street with the understanding that Sarpy county would first have to change their zoning restrictions for the proposed rule change to take effect. The motion failed.

### 2. Increase Dues To Pay For Dredging On East End Of The Lake

This agenda item was not addressed.

### 3. Trash Removal--Tim Bell

i. Designated Contractor: Villa Springs Association shall have a designated waste removal contractor ("Waste Contractor") for the purpose of limiting and consolidating trash pickup traffic. If members of the association choose to have trash removal services provided to their lot it is a requirement to contract with the designated Waste Contractor. Motion Carried.

ii. Contractor Selection: Designated Waste Contractor shall be selected annually by the Villa Springs Board of Directors and 90 day notice shall be given to association members upon any change to the contractor. Motion Carried.

iii. Penalties: If a member of the association contracts with a contractor other than the designated Waste Contractor a fine of \$100 per year shall be levied by the association. Motion failed.

iiii. A motion was made to add "Section 3-Trash Removal" to "Rules and Regulations". Motion carried.

4. Change Title Of Document

A motion was made to change "Boating Rules and Regulations" to "Rules and Regulations".  
Motion carried.

5. Fourth of July

Festivities will be held on July 4th, 2015.

6. Weed Control In Lake--Please see Fish Committee report.

7. New Regulations For Burn Pile--Lloyd Newman

The new regulations prohibit burning of leaves or grass clippings--only tree branches and untreated wood. It will become difficult to control what people place on the burn pile. If leaves or grass clippings are found will result in a \$10,000 fine. Burn pile open until 12/31/14.

8. No Wake Signs

It was decided at the August board meeting the Fish/Lake Committee will handle this and post communications regarding the wake on the VSOA website.

9. Barking Dogs--Please consider your neighbors!

ELECTION OF VSOA OFFICERS:

1.) The term is now up for Gary Partusch as Vice President. The President asked for nominations for Vice President. The nominees are Gary Partusch and Norm Riffels. Through the count of voting ballots it was determined that Gary Partusch is elected to Vice President for a 2 year term 2014-2016. Gary Partusch (24) Norm Riffel(18).

2.) The term is now up for Tim Bell as Treasurer. The President asked for nominations for Treasurer. The nominees are Tim Bell and Chris Sebesta. Through the count of voting ballots it was determined that Chris Sebesta will serve as Treasurer for a 2 year term 2014-2016. Chris Sebesta(27) Tim Bell(14).

ELECTION OF VSOA DIRECTORS:

1.) The floor was opened up for nominations for 3 Directors for a 2 year team from 2014-2016. Nominees are: Norm Riffel, Tom Novak, Larry Henderson, Jared Hollinger, Ike Merrick and Eric Stain. Through the count of voting ballots the following Directors are elected: Tom Novak, Larry Henderson, and Jared Hollinger.

MEMBERSHIP INFORMATION:

VSOA Officers (date of term expiring listed) for 2014-2015 are:

President-Lloyd Newman (2015)	Vice President-Gary Partusch(2016)
Treasurer-Chris Sebesta(2016)	Secretary-Jodi Kohl(2015)

Directors:

Roland Munstermann (2015)  
Aaron Klusmire(2015)  
Larry Henderson(2016)  
Jared Hollinger (2016)  
Tom Novak(2016)

## **ADJOURNMENT**

President Lloyd Newman adjourned the meeting at 5:47 p.m. as there was no other business to come before the membership.

Jodi Kohl, Secretary VSOA 11/2013 – 11/2014

### Attachments

A: 11/04/2014 Sign-In Sheets and Proxies

C: VSOA Balance Sheet as of 10/29/2014

D: VSOA Profit & Loss from 10/2013 through 9/2014

E. VSOA Profit & Loss Budget vs. Actual From 10/2013 through 9/2014

F: VSOA Proposed Budget for 2014 - 2015

Minutes approved at VSOA \_\_\_\_\_ Board of Directors meeting.

cc - A copy of the Approved Annual Meeting Minutes is sent to our meeting parliamentarian, Phyllis

G. Smith, PRP, 6121 So. 102<sup>nd</sup> St, Omaha, NE 68127. Her phone number is (402) 331-3096 and email address is emphsmith@hotmail.com