

**Villa Springs Owners Association (VSOA) Annual Meeting  
Springfield Legion Hall: Springfield, NE  
November 2, 2008**

**PRESIDENT CALL TO ORDER – Jerry Fisher**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:10 p.m. by President Jerry Fisher, with 39 votes represented and 4 proxy votes for a total of 43 votes represented. There are 85 official votes of the Association. A quorum is 34 votes (40%). Sign-in Sheet (Attachment A).

**WELCOME NEWCOMERS**

Lot 26 – Alan Hans

Lot 46 – Mike and Kathryn Gripp

**SECRETARY'S REPORT – Judy Hoyt**

The board approved the minutes of last year's VSOA Annual Meeting held on 11-04-2007.

The board will approve the minutes of this meeting. There will be a copy available for you review.

Handouts to all members include:

- 1) Approved VSOA 11-04-2007 Annual Meeting Minutes
- 2) VSOA Directory as of 2008-10-25 (Name Order and Lot Order)
  - Lot 29 – Correct spelling of last name is Woolsey (incorrectly spelled Woosley)
  - Lot 35 – Luke Cochran (need new telephone number, 253-2135 is incorrect)
- 3) VSOA Boating and Safety Rules (Last Revised November 5, 2006)
- 4) Bylaws of VSOA (Last Revised April 2, 2006)

**TREASURER'S REPORT – Jamie Partusch**

A financial report was included in the meeting handouts to all members for review (Attachment B).

The CD is renewable in Feb, 2009.

**UNFINISHED BUSINESS**

**Covenants Consolidation Update – Jerry Fisher and Jamie Partusch**

Attachment C is Covenants Consolidation Update Information reviewed by Jerry.

The board did get enough notarized signatures since last year's annual meeting to approve the consolidation of covenants. However, the lawyer's review found many of them were not notarized properly or did not have the required signatures. The total lawyer fees paid last year was \$7,346.00.

Jamie handed out a Blank Signature Page to any lot owners that needed to be redone per the lawyer.

A notary was present after the meeting to take signatures.

Discussion included explanation of the document. It is only a consolidation of covenants that were written in 4 phases. There is no change in the current covenants. The purpose of consolidation is to reduce confusion and help the board members understanding of and ability to enforce them.

**NEW BUSINESS**

**VSOA ENTRANCE SIGNS**

Rick Dolphens from Dolphens Design and Sign Company ([www.dolphensgin.com](http://www.dolphensgin.com)) presented samples of signs that his company could do for Villa Springs. Several sizes, designs and estimated costs were discussed. His company will work within a budget authorized by the VSOA members. If a lighted sign is requested, Rick's recommendation is to have the state drop an electrical line and then VSOA would need to put a meter on it. In his opinion, this option is better than using other types of lighting.

One of the current signs is on Don Gray's lot. He is okay with a sign being placed at the intersection of 132<sup>nd</sup> and Buffalo Road, but doesn't want a sign on his lot in the current location.

**PROPOSED ANNUAL BUDGET – Jamie Partusch**

The proposed budget was included in the meeting handouts to all members for review (Attachment B).

#### **Fire Department Donation – Approval of Amount**

Lloyd Newman moved to change the Fire Department Donation to \$500. Motion seconded.

Cecil Duncan amended the motion to change the amount to \$400. Motion seconded.

Vote on amended motion failed. Vote on Original motion passed.

#### **Fourth of July Festivities – Approval of Amount**

Judy Hoyt made a motion to remove \$4900 For Fireworks from budget to be applied to replacing signs.

Motion seconded and motion failed.

Lloyd Newman made a motion to

- 1) Form a sign committee to research and present recommendations with 3 bids to the board
- 2) Approve an amount for signs not to exceed \$12,000
- 3) Use the CD and Road Maintenance Fund excess amount over \$25,000 to use for the signs

Richard Havenridge amended the motion to reduce the amount to not exceed \$8,000. Motion seconded.

Vote on amended motion failed. Vote on Original motion passed.

#### **Approval of Proposed VSOA 2008-2009 Budget**

The proposed budget as amended was approved.

#### **COMMITTEE REPORTS**

1. GENERAL CLEAN-UP – The general clean-up last year was a huge success. Another clean-up will be scheduled again in 2009.
2. PICNIC – The picnic will be scheduled for a Saturday that is not a Nebraska Football home game
3. NEWSLETTER – **Joyce Kurtz** volunteered to continue sending out the newsletter.

#### **USE OF LOT 117 FOR YARD WASTE**

This river lot continues to be available for your branches, trees and shrubs (burnable materials only). This is for Villa Springs' homeowners only – no commercial contractors.

#### **WATER LEVELS**

Jerry Fisher read a report prepared by Director Doug Molzer for Background on the “No Wake” Water Elevation (Attachment D). The No Wake Elevation Level of 1000.2 feet was approved at the 4/6/1990 VSOA Annual Meeting. Discussion about putting up No Wake Signs and the Water Level is marked down by the Boat Ramp. There was no motion made to change this level.

#### **OTHER BUSINESS**

1. Recently there has been a Doberman running loose around the lake. A board member will talk to the owner.
2. Glen Flint has created a Yahoo Groups web site called VillaSpringsHomeOwnersGroup. This has the potential to become a fun and useful tool for sharing information, pictures, and community calendar of events for our Villa Springs community. Glen has a sign-up sheet or you can email Glen at [glenflint@msn.com](mailto:glenflint@msn.com) for information on how to enroll in this free website.

#### **COMMITTEE SIGN-UP SHEETS**

PICNIC – Gary Partusch Lot 18

WATER – Gary Partusch Lot 18, John Kurtz Lot 51

FISH – Gary Partusch Lot 18, Don Woolsey Lot 29

WELCOME – Doug Nowicki Lot 4

SIGNS – Gary Partusch Lot 18, Lloyd Newman Lot 67, Diana Foral Lot 7, Jo Boyles Lot 9,  
Luke Cochran Lot 35, Kathy Krzycki Lot 45

OTHER COMMITTEES (Tent Rental, Boat Stickers, Community Improvements)

– no one signed up.

## **ELECTION OF OFFICERS**

Secretary Judy Hoyt read aloud from the Bylaws, Article V, Sections 1, 2, 3, 4 & 5.

The floor was open for nominations for Vice-President for a 2-year Term from 11/2008 – 11/2010  
Nomination made for Jerry Watson declined. Nomination made and seconded for: Gary Partusch.  
Hearing no other nominations, the nominations were closed.

**Gary Partusch is elected as Vice-President unanimously.**

The floor was open for nominations for Treasurer for a 2-year Term from 11/2008 – 11/2010  
Nominations made and declined by Diana Foral, Ellen Buckley, Doug Nowicki, Glen Flint, Doug Molzer.  
Nominations were for Lloyd Newman  
Hearing no other nominations, the nominations were closed.

**Lloyd Newman is elected as Treasurer unanimously.**

Secretary Judy Hoyt read aloud from the Bylaws, Article IV, Sections 1.

The floor was open for nominations for 3 Directors for a 2-year Term from 11/2008 – 11/2010  
to replace Doug Molzer, Ron Redding and Gary Partusch whose terms are up.  
Nominations were made for Doug Nowicki, Luke Cochran and Russ Hans.  
Motion seconded and passed.

**Doug Nowicki, Luke Cochran and Russ Hans were elected as board members unanimously.**

## **ADJOURNMENT**

Board Member Jerry Fisher adjourned the meeting at 3:40 p.m. as there was no other business to come before the membership.

Judy Hoyt, Secretary  
VSOA 11/2007 – 11/2008

### Attachments

A: 11/02/2008 Sign-In Sheets and Proxies

B: 11/02/2008 Treasurer's Report and Proposed Budget

C: Consolidated Covenants Information

- 1) Cover Letter from the VSOA Board and Officers regarding Covenants Consolidation Status
- 2) Copy of the Combined Covenants
- 3) An example of a correct signature page

D: Director Doug Molzer's Research Paper – Some Background on the "No Wake" Water Elevation

Minutes approved at VSOA Board Meeting February 19, 2009

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