

**Villa Springs Owners Association (VSOA) Annual Meeting  
Springfield Legion Hall: Springfield, NE  
November 1, 2009**

**PRESIDENT CALL TO ORDER – Jerry Fisher**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:20 p.m. by President Jerry Fisher. There are 85 official votes of the Association. A quorum is 34 votes (40%). There were a total of 41 homeowners represented (33 members present and 8 proxy votes). (Attachment A - Sign-in Sheets and Proxies).

**WELCOME NEWCOMERS**

Lot 11 – David and Annette Hadford

Lot 32 – Steve and Christine Pharr

Lot 92 – Aaron and Keri Klusmire

**SECRETARY'S REPORT – Judy Hoyt**

The board will approve the minutes of this meeting.

Handouts to all members:

1. Agenda for today's meeting
2. Board Approved VSOA 11-02-2008 Annual Meeting Minutes
3. VSOA Directory as of 2009-11-01 (Name Order and Lot Order)  
Updates after the meeting (not on original handouts):  
Steve and Christine Pharr telephone 972-7711  
Aaron and Keri Klusmire telephone 672-6191 and deleted special mailing address

**TREASURER'S REPORT – Lloyd Newman**

Reviewed Financial Report Handouts distributed to all members:

1. VSOA Balance Sheet as of 10/29/2009 (Attachment B)
2. VSOA Transactions Register From 11/01/2008 through 10/31/2009 (Attachment C)
3. VSOA Proposed Budget (Attachment D)

Questions and Responses from Lloyd:

1. Everett Slechta – Cecil Duncan has not been paid for the last two years for renting his shed to store our tent and Tables. Response – Lloyd Newman was not aware of this commitment and will get a check to Cecil.
2. Judy Hoyt – When does the CD come due? Response – Automatically renews in February. The CD was purchased in 2002. The value in 2004 was \$8,891.74 and the value today is \$10,406.23.

**APPROVE PROPOSED VSOA 2009-2010 BUDGET**

Reviewed Proposed VSOA 2009 – 2010 Budget (Attachment D)

1. Fourth of July Festivities – Approval of Amount  
Judy Hoyt made a motion to approve proposed \$4500 for fireworks.  
Motion seconded and passed 26 to 18.

2. Fire Department donation  
The donation to the fire department in 2009 was only for \$200 and should have been \$500 as approved last year. The \$500 proposed amount this year is for the amount approved last year.
3. The budget will be adjusted to include paying rent for Cecil Duncan's shed for the past two years and added for this year. Cecil Duncan offered to donate the \$200 back to the association in lieu of payment.
4. Phil Pierce made a motion to approve the proposed budget.  
Keith Krzycki seconded and the motion passed unanimously.

## **COMMITTEE REPORTS**

1. FISH  
Contact Joe Hermanek or Tom Novak for any questions or comments for the fish committee. The lake was stocked with bass and walleye. Fish committee member will add trees to the lake to maintain the lake structure
2. GENERAL CLEAN-UP  
The general clean-up was held from 4/25/08 – 5/05/08 was a huge success.
3. PICNIC  
The picnic was held on Oct 3, 2009 on John and Joyce Kurtz's Lot 51, 12906 Cottonwood Ln
4. LAKE WATER / TREATMENT  
The lake did not need any treatment this year.
5. NEWSLETTER  
Joyce Kurtz volunteered to continue sending out the newsletter which has been an excellent method to disburse information to the homeowners including announcements of special events, safety reminders (boating and safety rules, wearing reflective clothing), and general lot maintenance reminders (correct disposal of grass clippings, trimming trees that overhang the road and what homeowners can do to minimize lake algae).

## **UNFINISHED BUSINESS**

1. BOATING SAFETY  
The newsletter will include Boating and Safety Rules which is extremely important especially in light of other fatal boating accidents on other lakes this year.
2. COVENANTS CONSOLIDATION UPDATE  
Jerry Fisher reported only a few more notarized signatures are needed for final approval.
3. BURN PILE (Ed Foral's River Lot 117 and spill-over into Ron Redding's Lot 116)  
The burn pile will be shut down until further notice. The site is a full-time job to maintain which has become a dump site for large trash items (torn-down decks) and non-burnable junk.

Suggestions from the floor included putting up a chain with a lock that can be opened by the boat ramp key, installing a camera and compensation for maintenance.

Ed and Ron will put together a proposal to board for the full-time maintenance responsibilities and alternative methods to control the original use to make it available again to Villa Springs Homeowners for branches, trees and shrubs (burnable materials).

4. ENTRANCE SIGNS

Contact Luke Cochran or Tim Bell for any questions or comments for the Signs committee. The board has received two out of the required three bids for signs. The bids received are from Dolphens Design and Sign Company and Tim Thunn.

5. GENERAL LOT MAINTENANCE

Property Owners responsibility is to trim trees and bushes hanging over the road. If the snow plows cannot get through, they won't come out to plow our roads.

Joyce Kurtz made a motion to send a letter to each homeowner who has trees and bushes hanging over the road that need to be trimmed. The letter should state if it is not completed by the deadline specified, the Association will hire someone to do the work and send the homeowner a bill for the work. If the bill is not paid, a lien will be placed on their property for the billed amount.

Judy Hoyt seconded the motion and the motion passed unanimously.

**NEW BUSINESS**

1. FOURTH OF JULY FESTIVITIES

Fireworks will be scheduled for Saturday, July 3, 2010.

2. PICNIC

The picnic will be scheduled for a Saturday in September that is not a Nebraska home game.

3. COMMITTEE SIGN-UP SHEETS

ENTRANCE SIGNS – Luke Cochran, Gary Partusch

FISH – Aaron Klusmire, John Kurtz, Steven Pharr, Gary Partusch, Jerry Fisher, Don Woolsey

PICNIC – Gary Partusch, Jerry Fisher

WATER TESTING – Aaron Klusmire, John Kurtz, Steven Pharr

WELCOME – Doug Nowicki, John Kurtz

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 President for a 2-year Term from 11/2009 – 11/2011

Several people nominated declined.

Lloyd Newman resigned as Treasurer in order to be nominated as President.

Tim Bell volunteered to complete Lloyd's term as treasurer through 11/2010.

Nomination made and seconded for: Lloyd Newman.

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

The floor was open for nominations for Secretary for a 2-year Term from 11/2009 – 11/2011  
Nomination made and seconded for: Judy Hoyt.  
Hearing no other nominations, the nominations were closed.  
**Judy Hoyt is elected as Secretary unanimously.**

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

The floor was open for nominations for 2 Directors for a 2-year Term from 11/2009 – 11/2011  
to replace Tim Bell and John Simonson whose terms are up.  
Nominations were made for Aaron Klusmire, Vic Rassmussen and Pat Smart. Pat Smart declined.  
Hearing no other nominations, the nominations were closed.  
**Aaron Klusmire and Vic Rassmussen were elected as board members unanimously.**

### **ADJOURNMENT**

President Jerry Fisher adjourned the meeting at 3:45 p.m. as there was no other business to come  
before the membership.

Judy Hoyt, Secretary  
VSOA 11/2007 – 11/2009

### Attachments

- A: 11/01/2009 Sign-In Sheets and Proxies
- B: VSOA Balance Sheet as of 10/29/2009
- C: VSOA Transactions Register from 11/01/2008 through 10/31/2009
- D: VSOA Proposed Budget

Minutes approved at VSOA Board Meeting held on 03/23/2010

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](mailto:emphsmith@hotmail.com)