

**Villa Springs Owners Association (VSOA) Annual Meeting  
Springfield Legion Hall: Springfield, NE  
November 3, 2013**

**PRESIDENT CALL TO ORDER – Lloyd Newman**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:05 p.m. by President Lloyd Newman.

**ANNUAL MEETING QUORUM REQUIREMENTS**

There were a total of 40 homeowners represented (37 members present and 3 proxy votes), which represents 47% 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 a 40% of the members present in person or by proxy at any regular or special meeting of the members shall constitute a quorum for the transaction of business at any such meeting.

**PRESIDENT NEWMAN Thank You(s) including: Angie Michaels – organizing and producing our Villa Springs Neighborhood Directory 2013-2014; Jo Boyles – communicating efforts in keeping us informed of our Sarpy County Zoning plans, meetings, etc.; Jerry Fisher & 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 – Ralph Glock**

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 11-04-2012 Annual Meeting Minutes posted on our web site [villaspringslake.com](http://villaspringslake.com)**
3. VSOA Directory as of 11-1-2013 (Name Order and Lot Order)

**TREASURER’S REPORT – Tim Bell**

Reviewed Financial Report Handouts

1. VSOA Balance Sheet as of 11/02/2013
2. VSOA Profit and Loss Statement From 10/2012 through 9/2013
3. VSOA Profit & Loss Budget vs. Actual From 10/2012 through 9/2013
4. VSOA Profit & Loss Budget Overview 10/2013 through 10/2014

Motioned and seconded that the proposed VSOA Budget 2013 – 2014 be approved as presented. There was no discussion. Association dues will remain at \$325 per lot. The 2013 -2014 Budget was unanimously approved as presented.

## COMMITTEE REPORTS

### 1. **FISH** – Aaron Klusmire reported.

Last year's treatment of our lake to reduce / eliminate nuisance fish was largely successful. We were able to save @ \$20,000 - \$25,000 by participating in this pilot program. This treatment was considerable more successful than our previous "lake shockings".

If you have related information or questions please contact Aaron or a member of our Fish Committee. Thank you Aaron!

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

The general clean up was a huge success again this year with two May pick-ups. As our Association pays for tonnage carried away, please do not put any logs, tree limbs, etc. in our May pick up dumpsters. VSOA trees and tree waster can be taken to our burn site located on Lot # 117. Thank you Gary!

### 3. **ANNUAL PICNIC**

It is a great time for all those who attended. Thank you to Nancy Evon for again doing a fantastic job with our raffle prizes. Discussion consensus is that we continue to have our annual event on the third September Sunday.

Our 2014 Annual Picnic will be held at 3 PM on Sunday, September 21.

### 4. **NEWSLETTER**

Joyce Kurtz was thanked 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](http://villaspringslake.com).** Jared Hollinger and Angie Michaels were thanked for organizing our Halloween hayrack / bounce house fun time!

### 5. **WATER & BOATING SAFETY** – President Newman (again) emphasized the need for all boat owners / lot owners to follow all VSOA Boating Rules & Regulations. When we all follow and help enforce our Boating Rules & Regulations we all benefit from a safer environment for all. Our "on the water traffic flow" is counter-clockwise when boating and skiing. Thank you! Each lot owner should have a copy of the Villa Springs Boating & Safety rules. If you need a copy please contact Gary Partusch at 402 253-2642.

### 6. **ARCHITECTURAL COMMITTEE** - Committee Members include: Chairperson, Jared Hollinger, Tim Bell, Jo Boyles, Luke Cochran, Russ Hans, John Kurtz, Gary Partusch, John Simonson; Tim Bell gave a brief overview of the several construction projects taking place. There were no questions and no discussion.

## NEW BUSINESS

1. **Trees over Villa Springs Roads need to be trimmed to 15’:** President Newman noted that we will not receive “complete snow removal” from Sarpy County unless trees were trimmed to 15’ as County trucks needed this amount of room to fully operate the snow removal equipment. Discussion took place.

A motion was made and seconded: **The motion read:** All trees and bushes overhanging Villa Springs Roads need to be trimmed by individual lot owners to a height of 15’ above the road surface within 30 days of notification by the Villa Springs Owners Association VSOA. If individual lot owners do not trim overhanging trees and bushes that are present on their lot the Villa Springs Owners Association is authorized to contract a tree trimmer to trim trees and bushes to a height of 15’ with the trimming bill being sent and assigned for payment to the individual lot owner on which the VSOA approved trimming is completed.

**Discussion. Motion passed.** President Newman volunteered that he and his son would trim all overhanging trees located on VSOA owned property. (**this does not include** trees needing trimming on individual lot owners)

2. **FOURTH OF JULY FESTIVITIES (DATE):** Consensus after discussion was that we would have our fireworks display on Friday, July 4. Ed Foral indicated a willingness to again allow the fireworks launch site to be located south of their residence.
3. **VILLA SPRINGS NEIGHBORHOOD DIRECTORY:** Angie Michaels reported that due to a technical issue and insufficient number of copies had been made. This issue is being resolved and when additional copies of our Neighborhood Directory arrive Angie will distribute a copy to homeowners needing this Directory.
4. **TRASH PICK UP:** Tim Bell presented an information handout on the advantages of having a single company pick up our trash and recyclables. Advantages include less truck traffic, fewer days having trash containers placed on our roads, less wear on our roads, and perhaps a more favorable rate. Papillion Sanitation has indicated they would charge a monthly service rate of \$14 which includes one trash bin and one recyclable bin. For an additional \$3.00 per month (April – November) they will provide a yard waste bin. Our Board is asking that each homeowner consider the advantages of this course of action. For these savings, and any questions please contact Lindsey Harry at 40-2 861-2242 and tell Lindsey you live in Villa Springs.
5. **LOT 116:** Advantages and disadvantages of our VSOA purchasing a “burn lot”. Lot 116 is available for \$15,000. Purchase of this lot would give us more certainty that we would have a lot to burn trees and tree waste in the future. Currently our VSOA trees and tree waste is burned on Lot 117 owned by Ed Foral. A motion was made and seconded. The motion read: VSOA will purchase Lot 116 for \$15,000 to. **Motion did not pass.**

## **Lot 116 continued:**

A motion was made and seconded. The motion read:

VSOA will proceed to secure a 10 year “right to burn lease” on Lot 117 owned by Ed Foral. This 10 year right to burn lease would cost the VSOA the payment of annual property taxes for Lot 117 @ \$200.00. Discussion. **Motion passed.**

## **UNFINISHED BUSINESS:**

- 1. I/O Boats – HP on Outboards:** President Newman raised the question of maximum horse power to be allowed on outboard motors operated on Villa Springs waters. There was discussion, a motion made and seconded.

Motion read: Outboard Boat maximum horsepower will not exceed 200 horsepower.

**Motion passed.**

A motion was made and seconded.

Motion read: In Board Motor boats will be allowed to operate on Villa Springs waters.

Discussion. **Motion did not pass.**

- 2. Jo Boyles** suggested that we consider having a holiday gathering at Soaring Wings Winery. Discussion. Consensus was that we should move forward with a holiday gathering. No VSOA funds would be used for this gathering and any charges would be determined after meeting with Soaring Wings Winery. President Newman asked Jo Boyles if she would be willing to chair this event and to recruit any additional assistance needed. Jo accepted this appointment and will provide updates after meeting with Soaring Wings. Thank you Jo Boyles!

## **ELECTION OF VSOA OFFICIERS**

1. Lloyd Newman was nominated for President for 2013 – 2015 There were no other nominations for President and Lloyd was declared President for the upcoming two-year term of service.
2. Jodi Kohl was nominated for Secretary for 2013 – 2015. There were no other nominations for Secretary and Jodi Kohl was declared Secretary for the upcoming two-year term of service.

## **ELECTION OF VSOA DIRECTORS**

The floor was opened for nominations for 2 Directors for a 2-year Term from 11/2013 – 11/2015

Aaron Klusmire and Roland Munstermann were nominated. There were no other nominations for Board of Directors.

Aaron Klusmire and Roland Munstermann were elected as Directors.

## MEMBERSHIP INFORMATION

1. Our newly activated VSOA web site can be accessed at **villaspringslake.com** – Jared Hollinger is a contact person for persons wanting to place information on this web site.
2. VSOA Officers (date of term expiring listed) for 2013 - 2014 are:

President – Lloyd Newman (2015)  
Treasurer – Tim Bell (2014)

Vice-President – Gary Partusch (2014)  
Secretary – Jodi Kohl (2015)

Directors:     Larry Henderson (2014)  
                  Jared Hollinger (2014)  
                  Aaron Klusmire (2015)  
                  Roland Munstermann (2015)  
                  Tom Novak (20114)

## ADJOURNMENT

President Lloyd Newman adjourned the meeting at 3:05 p.m. as there was no other business to come before the membership.

Ralph Glock, Secretary VSOA 11/2012 – 11/2013

### Attachments

- A: 11/04/2012 Sign-In Sheets and Proxies
- C: VSOA Balance Sheet as of 11/02/2013
- D: VSOA Profit & Loss from 10/2012 through 9/2013
- E. VSOA Profit & Loss Budget vs. Actual From 10/2012 through 9/2013
- F: VSOA Proposed Budget for 2013 - 2014
- G: VSOA Directory as of 2013-11-01 (Name Order & Lot Order)

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