

**Villa Springs Owners Association (VSOA) Annual Meeting**  
**Springfield Legion Hall: Springfield, NE**  
**November 6, 2016**

**PRESIDENT CALL TO ORDER – Gary Partusch**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:09 p.m. by President Gary Partusch.

**ANNUAL MEETING QUORUM REQUIREMENTS**

There were a total of 37 homeowners represented (33 members present and 4 proxy votes), which represents 44% of the members. 84 lots total

The official Villa Springs Owners Association (VSOA) Bylaws were last revised and approved at the November 2, 2014 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.

**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 11-1-15 Annual Meeting Minutes posted on our website villaspringslake.com
- 3.) VSOA most recent board meeting minutes of 10-6-16
- 4.) 2016 VSOA Christmas Party Invite

**TREASURER’S REPORT-Chris Sebesta**

Reviewed Financial Report Handouts

- 1.) VSOA Balance Sheet as of 9/30/16
- 2.) VSOA Profit & Loss Statement From 10/2015-9/2016
- 3.) VSOA Profit & Loss Budget vs. Actual From 10/2015-9/2016

Motion made to adopt the VSOA 2016-2017 budget as presented. Motion seconded.

Treasurer’s report attached.

**COMMITTEE REPORTS**

**FISH – Aaron Klusmire**

Committee Members include: Chairperson: Aaron Klusmire, Alan Hans, Tom Novak, Gary Partusch, Shane Kohl, Eric Stane, Bryan Promes, Duane David, Rob Hermsen, Ed Foral, Tim Thunn and Adam Nowka.

- Grass carp were added/shad are now present in lake
- Not planning aquatic treatment at this time
- Mid-sized bass have been removed
- Wipers placed late October 2016
- Walleye to be placed the end of November 2016

## **Welcome Committee-Tim Bell (not present)**

No report

## **Architectural Committee-Alan Hans**

No report

## **NEW BUSINESS:**

### **4<sup>th</sup> of July Fireworks: Gary Partusch/Jo Boyles**

Gary reported that Ed Foral will no longer host on his property. Jo Boyles contacted Mr. Dwight Trumbull regarding the use of his sod field located on Buffalo road. Mr. Trumbull is open to hosting but would like to meet to gather more information and discuss.

### **Family Picnic-September 17<sup>th</sup>, 2017**

Discussion held as to combine picnic with fishing tournament. Decision was made to keep the two events scheduled on separate dates.

### **Villa Springs Owners Association Christmas Party- December 3<sup>rd</sup>, 2016 7pm at Springfield American Legion**

### **Neighborhood CleanUp-Gary Partusch**

Gary reported the expense report does reflect increased charges. This is due to the service being taken advantage of with unacceptable items being placed in the dumpster: metal, appliances, etc. Three additional haul aways were needed. This service will continue in May, however monitored very closely.

### **Trash Pick Up-Gary Partusch**

As the 2014 VSOA Annual Meeting minutes reflect, the board may select a waste contractor annually. Papillion Sanitation has been selected as our neighborhood waste contractor. The change will take effect July 1, 2017. Service will be provided on Mondays at a cost of \$13.25/month. This includes two 96 gallon trash bins and one 96 gallon recycle bin. Trash will be picked up weekly and recycle every other week.. The yearly cost of \$159 will be added to the annual dues starting July 2017. Annual dues will now be \$484 per year. Please see attached.

### **Neighborhood Directory-Gary Partusch**

The spiral bound directories are completed, however an additional 25 are needed. Gary will work to get these. A motion was made to return to the excel spreadsheet that contains basic contact information of Villa Springs residents. Discussion held. Motion carried.

### **Future Board Meetings**

3/27/2017

6/26/2017

9/25/2017

### **I/O Boats-Lloyd Newman**

Lloyd made motion that Villa Springs would allow both inboard motor and outboard motor boats. Motion seconded. Motion not carried.

Motion made to form a committee to gather more information and then report at next board meeting 3/27/17.

Motion seconded and carried.

## **Road Maintenance- Jo Boyles**

In order to begin the process for road improvements, Sarpy county requires a signed petition with 25% of Villa Springs home owners signatures. The petition was submitted to the Sarpy county clerk. Dennis Wilson, Sarpy County Engineer, contacted Jo stating the survey committee will now analyze the road and formulate a cost estimate.

## **ELECTION OF VSOA OFFICERS:**

- 1.) The term is now up for Jared Hollinger, Vice President. The current President, Gary Partusch, asked for nominations for Vice President to serve 2016-2018. Aaron Klusmire was nominated. Aaron accepted the nomination.
- 2.) The term is now up for Chris Sebesta as Treasurer. The President asked for nominations for Treasurer. Hank Swartz was nominated and accepted the nomination as treasurer for 2016-2018.

## **ELECTION OF VSOA DIRECTORS:**

- 1.) The floor was opened up for nominations for 2 Directors for a 2 year team from 2016-2018. Nominees are: Terry Ficenec, Dave Micheals, Brian Promes, and Kelly Kleymann. Through the count of voting ballots the following Directors were elected: Dave Micheals, Brian Promes, and Kelly Kleymann.

## **MEMBERSHIP INFORMATION:**

VSOA Officers (date of term expiring listed) for 2015-2016 are:

President-Gary Partusch (2017)	Vice President-Aaron Klusmire(2018)
Treasurer-Hank Swartz(2018)	Secretary-Jodi Kohl(2017)

Directors:

Alan Hans (2017)  
John Simonson(2017)  
Dave Michaels(2018)  
Brian Promes(2018)  
Kelly Kleymann(2018)

## **ADJOURNMENT**

President Gary Partusch adjourned the meeting at 3:30p.m. as there was no other business to come before the membership.

Jodi Kohl, Secretary VSOA 11/2016-11-2017

Attachments

- A: 11/06/2016 Sign-In Sheets and Proxies
- B: VSOA Balance Sheet as of 9/30/2016
- C: VSOA Profit & Loss from 10/2015 through 9/2016
- D: VSOA Profit & Loss Budget vs. Actual From 10/2015 through 9/2016
- E: Board Meeting Minutes of 10/6/2016
- F: Villa Springs Christmas Party Invite
- G: Waste Contractor Memo

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. 102nd St, Omaha, NE 68127. Her phone number is (402) 331-3096 and email address is [emphsmith@hotmail.com](mailto:emphsmith@hotmail.com)

