

Villa Springs Owners Association

Board Meeting

March 28th, 2016

6:30 p.m.

President Gary Partusch called the Villa Springs Owners Association meeting to order at 6:30PM. The meeting was held at Gary Partusch's home at 13001 North Drive-Springfield, Ne.

Officers Present: President: Gary Partusch

Vice President: Jared Hollinger

Treasurer: Chris Sebesta

Secretary: Jodi Kohl

Directors Present: Larry Henderson, Tom Novak, Alan Hans, Aaron Klusmire, and John Simonson.

Members: Terry Ficenic, Jo Boyles, Bryan Promes

Secretary's Report: Jodi Kohl

November 1st, 2015 annual meeting minutes were presented and reviewed. Upon review, two date changes were discussed. The 4th of July firework display is currently scheduled on a Monday. A motion was made by Chris Sebesta to move the lake firework display from Monday, July 4th to Sunday, July 3rd IF the firework company's schedule allows, otherwise the original scheduled date of Monday, July 4th will remain. Alan Hans seconded. The second date change discussed was neighborhood cleanup. The dumpster will be delivered to Villa Springs Thursday, May 6th and will be available through Sunday, May 15th.

Motion made to approve the November 1st, 2015 meeting minutes by Aaron Klusmire and seconded by Chris Sebesta.

Treasurer's Report: Chris Sebesta

Balance sheet along with the Profit & Loss statement was presented by Chris Sebesta and reviewed by those present. As the November 1st, 2015 annual meeting minutes reflect, a free review of the VSOA books was approved and member Hank Schwartz volunteered to do this. Chris reported Hank has the information and has indicated he will have the review completed by May 1st, 2016.

Motion made to approve the treasurer's report by Aaron Klusmire and seconded by Alan Hans.

Committee Reports

Fish Committee: Aaron Klusmire

Aaron reported the clarity at ice out was 2 feet now it is 7 feet. 30 grass carp will be put in the lake tomorrow, March 29th and 70 more will be placed next week. A tentative plan to treat the lake is in place for May. Aaron has arranged to trade 10"-13" size bass from Villa Springs for shad. Additional fish structures will be placed the last week of April.

Architectural Committee: Jared Hollinger

Jared reported that a simple process is in place and going well, but would like a new chairman. Alan Hans agreed to chair the Architectural Committee. Jared will provide Alan the form letter and other pertinent documents.

New Business:

Leadership of Architectural Committee: See Architectural Committee above

Road Maintenance: Jared reported that member, Ralph Glock has gathered the needed information. Jared requested that someone would volunteer to spearhead this. Jo Boyles volunteered as chair and Bryan Promes volunteered to co-chair this committee.

Boat Dock Repairs: The bracket has broke for the extension; posts look good but may need more flotation.

Lake Pump: Gary Partusch

Discussion was held as to the status of the pump. The lake shows to be 6"-8" below the wake line so pump may not need to be utilized immediately.

Boat Ramp Area Clean Up: Gary Partusch

Gary has received concerns from other residents as to how this area is currently looking. Discussion was held and agreed once the dumpster arrives for the neighborhood cleanup that board members could get together and better this area.

Open Discussion:

Terry Ficenec brings two topics for discussion.

First topic: The location & disbursement of VSOA Covenants, By-laws, rules & regulations. It was explained these documents are located on our website: www.villaspringslake.com. A packet is also to be given to each new homeowner which comes from the Welcome Committee. After discussion was held, President Gary Partusch will follow up with chairman of the Welcome Committee, Tim Bell, to verify that this process is being followed. A question was raised with concern if these Covenants, By-laws, rules & regulations were not being followed, what is the process to rectify the situation? Discussion was held. Terry will format a uniform letter that will be based on the current Covenants, By-laws, Rules & Regulations. It will indicate the process in which the VSOA board will follow when these "rules" are not followed as defined. This letter will be mailed to each Villa Springs resident.

Second topic: Trash. Since less than 8 Villa Springs homeowners currently do not use Papillion Sanitation as mandated by the Board at the annual homeowners meeting of 2015, Papillion Sanitation needs to be contacted to inquire if trash can be picked up on Monday or Tuesday at the latest. President Gary Partusch has volunteered to contact them. Thus the major concern that the remaining members have who are not using Papillion Sanitation would be eliminated and they would be expected to switch over to Papillion Sanitation for the good of the association. This will eliminate future road damage and increase the safety of our streets as trash pick-up that has only a few customers typically exceed our posted speed limits.

OLD BUSINESS:

Villa Springs Neighborhood Directory: Angie Micheals & Kendra Goerl. No update so Gary will make contact.

Change Fiscal Year & Dues Billing Dates: NA

Burn Pile: Remains the same.

KEY DATES:

Neighborhood Cleanup: May 6th thru May 16th 2016

Independence Day Lake Celebration: Date to be determined

Family Picnic: September 18th, 2016

Board Meeting: June 27th, 2016

Meeting adjourned at 8:00pm

Jodi Kohl, Secretary VSOA 2016-2018