

**Unapproved  
Villa Springs Owners Association (VSOA) Annual Meeting  
Springfield Legion Hall: Springfield, NE  
November 7, 2011**

**PRESIDENT CALL TO ORDER – Lloyd Newman**

The Annual Meeting of the Villa Springs Owners Association was called to order at 2:10 p.m. by President Lloyd Newman.

**ANNUAL MEETING QUORUM REQUIREMENTS**

There were a total of 34 homeowners represented (28 members present and 6 proxy votes) which represents 40% of the members.

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.

**WELCOME NEWCOMERS – Lloyd Newman**

Lot 04 – Joe Messer and Judy

**SECRETARY'S REPORT – Judy Hoyt**

The board will approve the minutes of this annual meeting.

Reviewed Handouts

1. Agenda for today's meeting
2. Board Approved VSOA 11-10-2010 Annual Meeting Minutes
3. VSOA Directory as of 2010-11-05 (Name Order)

**TREASURER'S REPORT – Tim Bell**

Reviewed Financial Report Handouts

1. VSOA Balance Sheet as of 11/04/2011
2. VSOA Profit and Loss Statement From 11/05/2010 through 11/04/2011
3. VSOA Check Detail From 11/05/2010 through 11/04/2011

Keith Krzycki made a motion to approve the financial reports. Motion seconded and passed.

**COMMITTEE REPORTS**

1. FISH – Aaron Klusmire

Lake was stocked with 80 Bass, 300 Wiper, 200 Walleye, Catfish and Crappie.  
Good Chad Hatch.

Homeowners need to be aware that Villa Springs has a catch and release program.

2. GENERAL CLEAN-UP – Gary Partusch

The general clean-up was a huge success again this year with two pick-ups.

3. PICNIC

It is a great time for all, 40–50 people attended. Thanks to Tom and Janet Novak who did the cooking, to Jerry Fisher who bought the beer and food and setup the tables and John and Joyce Kurtz who offered their lot for our picnic this year.

#### 4. NEWSLETTER

Please email Joyce Kurtz with any items you would like included in the Villa Voice Newsletter. Joyce's newsletters have been timely and included announcements of special events, safety reminders and general lot maintenance reminders.

#### **APPROVE PROPOSED VILLA SPRINGS BUDGET**

Jared Hollinger reviewed the Proposed VSOA 5 Year Budget & Capital Improvement Plan. The Board's responsibility is to maintain internal roads estimated to cost \$150,000 in the next 12 years. By adopting a 5-Year budget, this would allow the board to plan for the future expenditures.

Jarod made a motion to accept the Proposed VSOA 5 Year Budget & Capital Improvement Plan with the following Changes to the handout:

- Rename the 'Road Maintenance Fund' to 'Capital Improvement Fund'.
- Increase dues each year per the Villa Springs Proposed Budget

Jarod amended his motion

- Create a second fund named 'Capital Improvement Fund'
- Maintain \$25,000 in the 'Road Maintenance Fund'
- Any Excess Money will flow into 'Capital Improvement Fund'
- In the next year, the VSOA Board will research pros and cons of using RRID or Dues

The Proposed 5-Year Budget as Amended was seconded and passed.

#### **NEW BUSINESS**

1. Jarod Hollinger made a motion to allocate \$1000 to build a Villa Springs Website. Motion was seconded and passed.
2. Jarod Hollinger made a motion to create a new Architectural Committee of 3 (non-paid) members. Doug Molzer seconded the motion and motion passed.
3. New Street Signs  
Installation completed today which reduced the Road Maintenance Fund to \$20,000.
4. Complaints about Chute Flyers Noise (motorized parachutes).  
The Sarpy County Attorneys advised that the Millard Airport Authority, Federal Aviation Board needs to be notified for any excessive noise complaints including a picture of the offenders with a tail number, date and time.
5. 2012 Fourth of July Festivities  
The fireworks will be on Wednesday, July 4, 2012. The organizers will notify the homeowners of the location of the event in advance.
6. 2012 Annual Fall Picnic  
Based on Tom Novak and Jerry Fisher's schedules, the board will select a date in September that isn't a home Nebraska Football game and will be published in the Newsletter.

## **ELECTION OF OFFICERS**

Secretary Judy Hoyt read aloud from the Bylaws, Article V Officers, Sections 2 President and 4 Secretary.

The floor was open for nominations for President for a 2-year Term from 11/2011 – 11/2013  
Lloyd Newman volunteered to continue on as President.  
Hearing no other nominations, the nominations were closed.

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

The floor was open for nominations for Secretary for a 2-year Term from 11/2011 – 11/2013  
As no-one volunteered for the office, Judy volunteered with the qualification that an Assistant Secretary also be elected to attend meetings the first year and take the minutes only during the second year. Judy would attend meetings for both years and take the minutes the first year.

Ralph Glock volunteered for the Assistant Secretary.  
Hearing no other nominations, the nominations were closed.

**Judy Hoyt / Ralph Glock were elected to co-chair Secretary unanimously.**

## **ELECTION OF DIRECTORS**

Secretary Judy Hoyt read aloud from the Bylaws, Article IV Directors, Section 1 Number Elected and Term of Office.

The floor was open for nominations for 2 Directors for a 2-year Term from 11/2011 – 11/2013 to replace Vic Rasmussen and Aaron Klusmire.

Aaron Klusmire volunteered to continue on as Director.  
Roland Munsterman volunteered to be a Director.  
Hearing no other nominations, the nominations were closed.

**Roland Munsterman and Aaron Klusmire were elected as Directors unanimously.**

## **ADJOURNMENT**

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

Judy Hoyt, VSOA Secretary

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