

**Unapproved Revision 3**  
**Villa Springs Owners Association (VSOA) Annual Meeting**  
**Springfield Legion Hall: Springfield, NE**  
**November 7, 2010**

**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 38 homeowners represented (34 members present and 4 proxy votes) which represents 44% 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.

**MOMENT OF SILENCE IN REMEMBRANCE FOR**

Bud Burchard, Butch Kawecki, James Morisette, Edwin Pharaoh, Karen Soukup

**WELCOME NEWCOMERS – Lloyd Newman**

Lot 24 – Jared Hollinger

**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 11-01-2009 Annual Meeting Minutes
3. VSOA Directory as of 2010-11-01 (Name Order)
  - Updates after the meeting (not on original handouts):
  - Larry and Virginia Henderson (Lots 97 and 98)
    - Change Telephone # to (402) 253-2300
  - Jared Hollinger (Lot 24)
    - Add Mobile Phone #'s (402) 707-7556, (402) 612-6816
    - Email [jared@344home.com](mailto:jared@344home.com)
  - DeWayne & Garna Klausen (Lot 66)
    - Add Mobile Phone # 402 804-0223 (DeWayne)
    - Add Mobile Phone # 402 804-0294 (Garna)

**TREASURER'S REPORT – Tim Bell**

Reviewed Financial Report Handouts

1. VSOA Balance Sheet as of 11/03/2010
2. VSOA Profit and Loss Statement From 10/29/2009 through 11/05/2010

## **COMMITTEE REPORTS**

1. **FISH – Aaron Klusmire**  
Reviewed 8/9/2010 Fish Committee Report handout.
2. **LAKE WATER / TREATMENT – Aaron Klusmire**  
Next year, the EPA will be passing more rules to limit using chemicals to treat lakes. Home-owners can help reduce the blue-green algae by raking the heavy moss in the water onto your beach to let it dry out.
3. **GENERAL CLEAN-UP – Gary Partusch**  
The general clean-up was a huge success again this year with three pick-ups. We did have a few people who were not from Villa Springs that had received a flyer about our dumpsters. The company we contract with next year needs to be reminded that this is only for Villa Springs Owners only.
4. **PICNIC**  
It is a great time for all those who attended. Thanks to Tom Novak who did the cooking, 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.
5. **NEWSLETTER**  
Joyce Kurtz's newsletters have been timely and included 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).
6. **COVENANTS CONSOLIDATION UPDATE – Gary Partusch**  
Gary reported that a few more notarized signatures will be obtained by the end of Nov, 2010. The Board gives accolades to Jamie and Gary Partusch and other VSOA members who have spent tireless time spent working organizing the information and obtaining the signatures.

## **NEW BUSINESS**

1. **2011 Fourth of July Festivities**  
Ed Foral makes the arrangements for the fireworks. John Kurtz made a motion to schedule the Fireworks for Sunday, July 3, 2011. Motion was seconded and passed unanimously.
2. **2011 Annual Spring General Clean Up**  
The dates will be determined by the board and will be published in the Newsletter.
3. **2011 Annual Fall Picnic**  
Based on Tom Novak and Jerry Fisher's schedules, a date in September will be selected that isn't a home Nebraska Football game and will be published in the Newsletter.

## **APPROVE PROPOSED VSOA 2010-2011 BUDGET**

Proposed VSOA 2010 – 2011 Budget distributed and reviewed.

1. Fire Department donation  
The fire department does not charge Villa Springs for monitoring our burn pile.  
Everett Schlecta made a motion to approve proposed \$500 for Fire Department Donation.  
Motion seconded and passed unanimously.
2. Boat Ramp and Guard Rails around the Curve and by the Boat Ramp Parking Area.  
Kent Maystrick will provide an estimate to repair the Boat Ramp.  
The Guard Rails around the curve and by the Boat Ramp Parking area are falling apart and also need repairs. Any questions or suggestions about how these repairs will be done may be directed to a Board Member.
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. Norm Riffel made a motion to approve the proposed budget.  
Tim Thunn seconded 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  
FISH & WATER TREATMENT  
– Aaron Klusmire, John Kurtz, Steven and Christine Pharr, Gary Partusch, Jerry Fisher, Jared Hollinger, Ron Munstermann, Hank Schwarz, Tim Thunn  
PICNIC  
– Becky and Larry Weak, Gary Partusch, Jerry Fisher, Luke Chochran, Ron Munstermann  
GENERAL CLEAN UP  
– Dave Michal, John Kurtz, Steven, Luke Cochran, Gary Partusch, Ron Munstermann  
WELCOME  
– Sharon Schwarz, Kim and Jared Hollinger, John Kurtz  
NEWSLETTER  
– Joyce Kurtz

## **ELECTION OF OFFICERS**

Secretary Judy Hoyt read aloud from the Bylaws, Article V Officers, Sections 3 Vice-President and 4 Treasurer.

The floor was open for nominations for Vice-President for a 2-year Term from 11/2010 – 11/2012  
Gary Partusch volunteered to continue on as Vice-President.  
Hearing no other nominations, the nominations were closed.

**Gary Partusch is elected as Vice-President unanimously.**

The floor was open for nominations for Treasurer for a 2-year Term from 11/2010 – 11/2012  
Tim Bell volunteered to continue on as Treasurer.  
Hearing no other nominations, the nominations were closed.

**Tim Bell is elected as Treasurer 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 3 Directors for a 2-year Term from 11/2010 – 11/2012 to replace Luke Cochran, Russ Hans and Doug Nowicki.  
Luke Cochran volunteered to continue on as Director.  
Jared Hollinger volunteered to be a Director.  
Vic Rasmussen nominated Pat Smart for Director.  
Hearing no other nominations, the nominations were closed.

**Luke Cochran, Jared Hollinger and Pat Smart were elected as Directors unanimously.**

### **MEMBERSHIP INFORMATION**

1. VillaSpringsHomeOwnersAssociation@yahoogroups.com – Glen Flint  
Contact Glen Flint with your email address to be added to yahoo group for Villa Springs Home Owners only that Glen maintains. Currently there are about 40 Homeowners subscribing to this Yahoo Group that receive announcements and new for our VSOA activities and events.
2. ROAD MAINTENANCE FUND  
Jo Boyles thought the \$50 for Road Maintenance Fund included in the Annual Dues and paid by Villa Springs Replat 1, Lots 1-6, was only to be charged until the Road Maintenance Fund reached a designated amount. Judy Hoyt will review the VSOA Annual Meeting minutes and Annual Dues amounts charged to be discussed at the next Board Meeting.
3. BOAT STICKERS  
New Boat Stickers were mailed to homeowners and need to be put on your boats.
4. INTERNAL ROADS SPEED LIMIT  
Please abide by the 25 mph speed limit on our internal roads. The next board meeting will determine if speed limit signs need to be posted.

### **ADJOURNMENT**

President Lloyd Newman adjourned the meeting at 2:53 p.m. as there was no other business to come before the membership.

Judy Hoyt, Secretary  
VSOA 11/2009 – 11/2011

Attachments

- A: 11/01/2010 Sign-In Sheets and Proxies
- B: 8/9/2010 Fish Committee Report
- C: VSOA Balance Sheet as of 11/03/2010
- D: VSOA Profit & Loss from 10/29/2009 through 11/05/2009
- E: VSOA Proposed Budget for 2010 - 2011
- F: VSOA Directory as of 2010-11-01 (Name Order)

Minutes approved at VSOA Board 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