

2013 Annual Meeting of Members
Saturday October 26

The annual meeting of the Lavista Homeowners Association was held in the meeting room of the Platte Valley State Bank on Saturday, October 26, 2013. President Pam Artman called the meeting to order at 9:30 am. Pam introduced board members John Foster, Carrie Klock and Peggy Buettner, and recognized guest Craig Bennett, engineer from Miller and Associates.

John Foster read Minutes from 2012 Annual Meeting of Members. There were no amendments or additions. Mike Zapp moved to approve, Jeff Dillon seconded. All voted in favor of approval.

Old Business:

LeMars Insurance declined to renew the HOA policy for 2013-2014. Farm Bureau has given the HOA a proposal with coverage the same as the LeMars policy. Cost will be between \$15000 and \$16500.

Members were reminded to send proof of Interior Property & Liability Insurance of \$1 Million. Please have your insurance carrier mail proof to Association address.

New Business:

Pam asked for a motion for financial report to be moved to after discussion of H building. Peggy moved and John seconded that it be moved in the agenda, all voted in favor.

Pam reviewed completed Common Area projects 2012-2013:

- a. Window wells, grading, landscape/gravel adjustments/additions. F2,F3,C4,G1,G2,A2,A3
- b. Deck cleaning, staining, sealing
- c. Roof/gutter repair (insurance claim)
- d. Drive crack filling

Plans for water drainage project behind the H building were handed out. Pam reviewed the flooding of the H building basements and how important it is that the HOA create a plan that protects the building from further flooding and maintains the entire condo development's integrity and value. Craig Bennett from Miller & Assoc. reviewed the plan and answered questions regarding the plans, the plans the church has to put a detention cell on their property to help with the water drainage and the contractor. Because of the amount of construction in Kearney right now, only one contractor (Midlands) bid on the project.

Pam reviewed the to-be-voted-on by-law amendment that HOA Board of directors must reside in one of the units and be either an owner of that unit, or own the unit as trustee of their trust or by an entity in which they have a controlling interest.

Voting by ballot was held on the special assessment of \$300 per unit, payable Dec. 31, 2013 and the amendment to by-laws regarding HOA board membership restrictions. Voting on the \$300 assessment passed with 22 votes (67% majority of owners required), and voting on the HOA board membership by-law change passed by 20 votes with 2 against.

Pam reviewed financials: October 2012 to September 2013 – Actual Budgets & Balances and October 2013 to September 2014 – Projected Budgets. _____ motioned and _____ seconded to approve the projected 2013-2014 budget as presented. All present voted to approve.

Election of the new Board of Directors took place. Pam declined to run again, but John Foster, Carrie Klock and Peggy Buettner all agreed to be nominated again by unanimous decision. Jerry Schroeder and Jeff Dillon were nominated to fill out the positions for a board of five. Vote was unanimous to accept the board as nominated.

Pam adjourned the meeting.

The new Board met briefly and recognized Carrie Klock as continuing treasurer, Peggy Buettner as Landscape Chair, John Foster as secretary, Jeff Dillon as president and Jerry Schroeder as member at large.