

# **LaVista at Lighthouse Point Condominium Association**

## **Annual Meeting**

**October 27, 2012**

The Annual Meeting of the Lavista Homeowners Association was held in the meeting room of the Platte Valley State Bank on Saturday, October 27, 2012 at 9:30 am.

The meeting was called to order by President Pam Artman. Representatives from 18 of the 31 units were present. President Artman introduced the board members.

The minutes of the previous meeting were read. A motion to approve was made by Jeff Dillon and seconded by John Foster. The minutes were approved as read.

### **Old Business:**

The proposal from the LeMars Insurance Company with increased coverage to \$200,000 per unit was presented to the members. This proposal had been previously approved by the board and caused a premium increase to \$15,482 from the previous \$10,918. Members were reminded to send in proof of \$1,000,000 liability insurance to the board.

### **New Business:**

The actual budget for the completed fiscal year was reviewed and the proposed budget for this fiscal year was presented. Rodney Weeth moved and Carrie Klock seconded a motion to approve the proposed and actual budgets as presented. Motion carried. Pam announced that all 31 units are completed and occupied.

Power washing, staining and sealing of the decks was discussed. Delaine Uhlman moved and Carrie Klock seconded a motion that any members wishing to have this treatment applied to their decks pay \$100 of the estimate \$500 per deck. The \$400 difference will be paid by the association. Motion carried 16-2.

Pam presented a form to be used by homeowners for any repair work they wish done to the outside of their units. These forms can be sent to the board or given to any member of the board. A handyman list was also handed out. These people have been recommended by the board, but no warranty is made for their work.

Rodney Weeth asked the board about sidewalk installation on the lot owned by Les Aldinger. There is no city code requiring a sidewalk in cases where the lot is undeveloped. The board asked Mr. Aldinger if he would put in a sidewalk, and he declined. Pam had checked with our legal counsel and was advised that the expense in getting a change in code to require a sidewalk would be time consuming and expensive. The matter is closed at this time.

A Landscaping Committee chaired by Peggy Buettner to oversee lawn mowing, fertilizing, weed control, snow removal and the sprinkler system was introduced. The Bowlings, Fosters and Uhlmans will serve on the committee. Any other members who wish to volunteer were encouraged to do so.

Association projects completed this year:

- 1 – Building of berm/outlet pipe drain west of the condos on church property, included sprinkler repair and seeding.
- 2 – Closeout of special assessment account
- 3 – Scraping, repairing and painting of garage frames where needed.
- 4 – Replace deteriorating deck boards and steps where needed
- 5 – Striping of the unit driveways
- 6 – Miscellaneous repairs as needed.

Future repairs needed:

- 1 - Remaining window well grade work and landscape adjustments on F3, C4 and G1.
- 2 – Broken cement repairs on the street and driveways.
- 3 – Deck power washing, staining and sealing.

Jeff Dillon reported that we received \$2500 from Charter Communications for giving them access to our coax cables. There is no obligation to any homeowner to have Charter Service. Jeff is going to look into a reduced group rate for members.

Helen Nelson reported a problem with blinking streetlights in the commons area. Jeff Dillon will consult with NPPD regarding this problem.

Shirley Johnson and Peggy Buettner were thanked for their work on the Social Committee this past year. Having another social event around Christmas time was suggested.

**Elections:**

Pam announced that all current members of the board were willing to serve again. Nominations from the floor were also encouraged. John Foster moved and Rodney Weeth seconded a motion that unanimous approval be given to the reelection of the previous board. Motion passed.

There being no further business, the meeting was adjourned.

The Board of Directors met immediately following the annual meeting and selected officers as follows:

Pam Artman – President  
Joyce Huebner – Secretary  
Carrie Klock – Treasurer  
Peggy Buettner – Landscape Chair  
Jeff Dillon – Member at large

Respectfully submitted,



Joyce Huebner, Secretary

Attachments: Actual Budget fiscal year October 2011 – September 2012  
Projected Budget fiscal year October 2012 – September 2013