

**MINUTES OF SPECIAL MEETING OF MEMBERS**  
**OF**  
**LaVISTA AT LIGHTHOUSE POINT CONDOMINIUM ASSOCIATION**

Held on: May 3, 2010

This special meeting of members of LaVista at Lighthouse Point Condominiums, a Nebraska non-profit corporation (hereinafter the "Corporation"), was held on the above date pursuant to proper written notice provided as set forth in the Corporation's By-laws.

Karen Childs, Acting President of the Corporation, introduced the attorney for the association, Damon T. Bahensky, who acted as Chairman of the meeting.

The meeting was called to order.

(1) The first order of business was the approval of the minutes from the prior special meeting of Members which was held on October 29, 2009. A request was made to amend the minutes to reflect that the \$35.00 increase in the association dues was not just for insurance cost. The third Sentence of paragraph 2 of the minutes is changed to read as follows: "The board adds an additional \$20.00 for monthly insurance costs and an additional \$15.00 for the general fund expenses to the \$100.00 condo fee and it goes into effect Nov 1st."

Upon motion duly made, seconded, and carried, it was unanimously:

"RESOLVED, that with the agreed upon amendment made to the October 29, 2009 minutes, the minutes are approved."

(2) The second order of business was the Treasurer's report. There was discussion among the members regarding the financial report and requests were made for more accurate financial reports, the need for separate accounts regarding the annual assessment and the special assessments, the request that the special assessment account be interest bearing, that a more accurate budget be developed for annual assessments, and that the board shop around for less expensive insurance, lawn care and other expenses incurred by the association. A suggestion of buying an association laptop computer with Quicken software was made. The members also requested that the board send out an updated financial report when the new treasurer takes over.

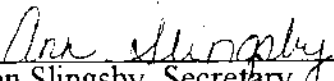
Further discussion was held about the window wells and the money that has been spent so far on this project, whether the board intended to complete this project for those whose wells have not been fixed. The members were informed that the board ran out of money to complete the project, but intends to complete the project in the future. The suggestion was made that the members should be allowed to discuss this further, as there may need to be further special

assessments to allow for the window well project to be finalized. Discussions were also held about those members who are still experiencing water issues.

(3) The third order of business was a discussion regarding the replacement by the remaining board members of the vacant board member positions until the next annual meeting of members. Discussions and suggestions to serve were had regarding Scott Johnson serving on the board and Hugo Gonzalez indicated his willingness to serve, as did Ann Slingsby and Rodney Tickle.

(4) The fourth order of business was new business. Damon T. Bahensky, discussed with the board Platte Valley State Bank's request that the 8 undeveloped condominiums and the three G units become its own separate condominium, so that there would be two separate condominiums, with both condominiums still belonging to the Association. The statutory requirements for information that must be provided by the Seller of a condominium to a new buyer upon resale for condominiums having over 25 units was discussed. A discussion was held with the members regarding the request. Damon T. Bahensky indicated that he would report back to the bank about the discussion. Scott Johnson thereafter gave an update as to the progress of the engineer and the current status of the project.

Meeting adjourned.

  
Ann Slingsby, Secretary

## EXPENDITURES

### September Expenses:

1. Water	\$ 571.00
2. Mowing	1,125.00
3. Sprinklers	226.00
4. Trees	90.00
5. Party	200.00
6. NPPD	69.00
7. Insurance	803.00

Total Expenses:	\$3,084.00
Total Income:	3,068.00

### October Expenses:

1. Concrete replacement	1,850.00
2. Water	576.00
3. NPPD	78.00
4. Mowing	1,350.00
5. Sprinklers	166.00
6. Office	27.00
7. Meeting room (assoc. meeting)	50.00
8. Notary fee	50.00
9. Attorney fees	1,500.00

Total Expenses:	\$5,647.00
Total Income:	7,375.00

### November Expenses:

1. Water	293.00
2. Office	150.00
3. NPPD	68.00
4. Mowing	450.00
5. Insurance	2,379.00
6. Attorney fees	800.00

Total Expenses:	\$4,140.00
Total Income:	12,785.00

December Expenses:	
1. Attorney fees	\$1,153.00
2. EZ turf	2,860.00
3. Snow removal	1,215.00
4. NPPD	75.00
Total Dec. Expenses:	\$5,303.00
Total Dec. Income:	12,893.00
Total Expenses: 2009	\$49,703.00
Total Income: 2009	55,092.00
January Expenses: 2010	
1. Office	103.00
2. Snow removal	\$1,215.00
3. NPPD	72.00
4. Attorney fees	486.00
Total Expenses:	\$1,876.00
Total Income:	7,062.00
February Expenses:	
1. Snow	430.00
2. Attorney fees	339.00
3. Insurance	\$2,445.00
4. NPPD	71.00
Total Expenses:	\$3,285.00
Total Income:	7,945.00
Year-to-date expenses:	\$5,161.00
Year-to-date income:	15,007.00
Bank Balance as of 2/28/2010:	\$30,314.00

March Expenses:

1. Office: stamps, etc.	\$ 56.49
2. Charlie's Snow removal	765.00
3. Kearney Floral (plant)	49.11
4. NPPD	70.19

Total Expenses: \$ 940.79

Total Income: 13,535.00

Amy

1. As of 5/1/2010  $\$48,000$  pd in assessments.

2. Some of the attached units need to be paid back to the general fund of the association. These were paid with general funds when we had that much money long before the assessment was expressed.  $\$18,127.93$

3. Window wells & gravel extensions need to be finished?

4. The 3 recognized <sup>AMTS</sup> units paid by Platte Valley to date is  $\$5,370.00$   
(not included in the  $\$48,000$  -- some of the  $\$5,370$  are for assoc. fees too)

5. Bank balance as of 5/1 = is  $\$51,673.00$

6. Total Assessment due  $3000 \times 27 \text{ units} = \$81,000.00$

Repair Costs of Window Wells & Extensions, Dust Packing

1.	3/18/09	Builders (window wells)	600
2.	4/2/09	" " "	1,441.24
3.	ARH LLC 4/8/09	Install window wells	1,834.74
4.	" 4/12	" " "	934.70
5.	" 6/19	" " "	1,681.00
6.	" " 6/24	" " "	644.83
7.	EZ Roof 6/29	extend gravel & dust packing	6,492.41
8.	ARH 7/19	install window wells	1,054.97
9.	" 8/19	" " "	585.00
10.	12/10	E-Z Roof	<u>2,859.04</u>

\$18,127.93

Amy

#1. All of the X-mas lights are in our garage attic -- someone can get them when David's home.

#2. There is a dead tree that you need to call the tree farm to replace it. It will replace it free but a \$45 charge to come to Kearney --  
Hog County Club - 61 + 63

#3. you need a deposit book from PHS Bank

#4. Still need copy of ins. policies for liability as per by laws - those still due in white notebook

Diane Giuliano notes 2010 April