

**SOUTHWIND
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MONDAY, APRIL 25, 2011**

MINUTES

Paul Christensen, President for the Southwind Homeowners Association, called the Annual Meeting to order on Monday, April 25, 2011 at 7:00 PM. The Meeting was held at the LaVista Community Center, 8116 Park View Blvd. Cathy Leavitt, of PJ Morgan Real Estate, was present, representing Management.

WELCOME & QUORUM: Paul Christensen opened the Annual Meeting by welcoming homeowners, board members, and management. President Christensen stated there was a quorum with the proxies received and attendance. There were fifty-five (55) homes represented.

MINUTES: The Minutes from the Annual Meeting held on April 26, 2010 were mailed to homeowners prior to the meeting. Mr. Watson made a motion to approve the minutes as written. Mr. Faust seconded the motion. There being no further discussion, the minutes were approved as written.

ELECTION: The rotation, for the Board of Directors, continues this year. Homeowners will be voting for three (3) individuals to serve on the Board of Directors for a term of three (3) years. Candidates included: Carol Bogacz, Jeffrey Schovanec, and Brian Danis. Homeowners were asked if there were any nomination from the floor. Since there were no nominations, everyone approved the candidates as new Southwind Board Members.

BOARD of DIRECTORS REPORT: The Southwind Villa lawsuit was settled in November 2010. The fiscal year runs from July 1st through June 30th each year. Homeowners need to keep in mind for the financial statement received at the Annual Meeting; there will be two more months of expenses. The Board decided to maintain a reserve of \$50,000.00 to \$60,000.00. Therefore, the dues will remain at \$125.00 annually. A grant was applied for planting trees with OPPD and granted in the amount of \$1,400.00. The Association contributed \$4,500.00 towards the planting of twenty (20) new trees along 96th Street. Several entrances were updated in 2010, and there will be two entrances updated in 2011. With the lawsuit resolved with the Villas, the only pressing lawsuit now is against the homeowner with a daycare in her home. The legal fees in the state of Nebraska are not recoverable when the Association initiates the lawsuit. The Association will only recover what is stated in the lawsuit if the judge rules in the Association's favor. So there will be legal expenses with the daycare lawsuit and the continued collection of unpaid dues. Presently, there are thirteen (13) homes with unpaid dues. Management was requested to re-name the year-to-date column to fiscal year-to-date column. Paul Christensen said management may not be able to make the change because of the software.

OPEN DISCUSSION: The Parkview Heights PTO will be conducting a Walk-a-Thon on May 13th, 2011. It will mainly consist of 1st through 6th grade students. It is anticipated as many as three hundred (300) will participate.

A question was raised on who mows the lawn for the foreclosed homes? The answer was the bank handling the sale. Should the bank fail to mow as long as the grass and/or weeds have grown over twelve inches, a homeowner could contact the code enforcement office for the city of LaVista.

ADJOURNMENT: There being no further discussion, Cindy Keffer made a motion to adjourn the Annual Meeting. Tom Miller seconded the motion. All in attendance agreed, and the meeting adjourned at 7:20 PM.