

## Meeting of the Board of Directors

### LA VISTA/METROPOLITAN COMMUNITY COLLEGE CONDOMINIUM OWNERS ASSOCIATION, INC.

#### MINUTES OF MEETING November 13, 2017

4:00 p.m.

Members Present:	Rose Barcal Robin Hixson	Brenda Gunn Bernie Sedlacek	Rich Hanneman Joe Soucie
Members Absent:			
Guests:	Patrick Pepper	Jeff Siebels	

#### Agenda Item #1: Announcement of Location of Posted Open Meetings Act.

A copy of the Open Meetings Act is posted on the North wall of the conference room for public access and reference. A copy of the act is also available.

#### Agenda Item #2: Approval of the Notice of the Meeting.

Notice of Meeting was published by the City and College in the Times and Omaha World Herald. Moved by Gunn and seconded by Hanneman to approve. Board members voting aye: Barcal, Gunn, Hanneman, Hixson, Sedlacek and Soucie. Nays: none. Absent: none. Motion approved.

#### Agenda Item #6: Other Business

At 4:02 p.m. Hixson made a motion to go into executive session for the protection of the public interest for litigation. Seconded by Hanneman. Board members voting aye: Barcal, Gunn, Hanneman, Hixson, Sedlacek and Soucie. Nays: none. Absent: none. Motion approved.

#### Agenda Item #3: Approval of the Minutes from August 14, 2017.

Moved by Gunn and seconded by Soucie to approve the August 14, 2017 meeting minutes. Board members voting aye: Barcal, Gunn, Hanneman, Hixson, Sedlacek and Soucie. Nays: none. Absent: none. Motion approved.

#### Agenda Item #4: MCC Smoking Policy.

Discussion was held concerning the Metropolitan Community College's (MCC) Smoking Policy. MCC is tobacco free as of September 17, 2017. Soucie and MCC worked with Lisa Bell at Sarpy Center to designate a space: a smoking area on the southeastern side of the building.

#### Agenda Item #5: Long Range Capital Improvement Plan.

The parking lot, east side and north, would cost an estimated \$400,000 right now. A better estimate will be obtained. Future needs: flat roof is 21 years old. The metal roof portion has a 30 year warranty. In 2030, the metal roof will be needed. Upper windows may/may not need regasketing. A rental lift to do this would be approximately \$4,000 with estimated costs of \$15-

20,000 for the total project. The tower: estimated replacement costs \$80,000 by 2020. Carpet replacement for 2020. No estimate of this costs. Gluing is taking place in the study rooms and in Room 138 at the library. Boiler/hot water heaters: \$10,000 estimate. Heat pump replacements are ongoing. New lighting fixtures are needed in the library.

**Agenda Item #6: Other Business**

For timeliness concerning the lawyer, “Other Business” was moved after “Approval of the Notice of Meeting”.

**Agenda Item #7: Next Meeting**

The next meeting will be Monday, February 12, 2018 at 4:00 p.m. at the La Vista Public Library, Room #142.

It was moved by Gunn and seconded by Sedlacek to adjourn the meeting at 4:47 p.m.