

## ANNUAL MEETING

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

## MINUTES OF MEETING

November 10, 2025

4:14 p.m.

Members Present:     Rose Barcal                     Scott Kardell                     Cody Meyer  
                                 KT Nelson                     Rita Ramirez

Members Absent:     Julie Ashley

Guests Present:       Courtney Ruffcorn

Agenda Item #1: Approval of the Notice of Meeting

Notice of Meeting was published by the City and College in the Times and the Omaha World-Herald. Moved by Meyer and seconded by Nelson to approve. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #2: Approval of the Minutes from November 11, 2024 Annual Meeting

Moved by Meyer and seconded by Kardell to approve the November 11, 2024 annual meeting minutes. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #3: Nominations/Election of Directors

Subject to the City Council approval and by prior action, the City nominates (by nature of the positions they hold) City Administrator, Library Director, and Public Works Building Superintendent. Subject to the Metropolitan Community College (MCC) Board approval and by prior action, the College nominates Julie Ashley, Scott Kardell and KT Nelson to the Board. A motion was made by Meyer and seconded by Kardell to close nominations and cast a unanimous ballot for the Board of Directors as nominated by the owners. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Nelson nominated Julie Ashley as President/Treasurer and Rose Barcal as Vice President/Secretary. A motion was made by Meyer and seconded by Kardell to close the nominations and cast a unanimous ballot for Ashley as President/Treasurer and Barcal as Vice President/Secretary for 2026. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #4: Operating Budget 2025/2026

MCC's fiscal year is July 1 to June 30. The City of La Vista's fiscal year is October 1 to September 30 with a biennial budget season ending in 2026. Kardell shared details of the five-year facilities plan. The next fiscal year Condo budget will be presented at the February meeting.

Agenda Item #5: Other Business

Meeting Dates for 2026:

- i. February 9
- ii. May 11
- iii. August 10
- iv. November 9

A motion was made by Meyer and seconded by Nelson to approve the 2026 meeting dates as listed. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #6: Next Annual Meeting

The next annual meeting will be held Monday, November 9, 2026 after the regular meeting in the Library Conference Room #142.

It was moved by Meyer and seconded by Nelson to adjourn the meeting at 4:20 p.m.