

Meeting of Board of Directors

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

MINUTES OF MEETING

February 8, 2016

4:00 p.m.

Members Present:     Rose Barcal             Rich Hanneman             Brenda Gunn  
                                 Robin Hixson             Bernie Sedlacek

Members Absent:     Pat Archibald

Guest:                     Tom Dickerson             Liz Smith                     Joe Soucie  
                                 James Thibodeau

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 the Omaha World Herald. Moved by Sedlacek and seconded by Hanneman to approve. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

At 4:09 p.m. Gunn made a motion to go into executive session to discuss pending litigation. Seconded by Hanneman. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved. Barcal stated the executive session would be limited to the subject matter contained in the motion.

At 4:20 p.m. the Board came out of executive session. Gunn made a motion to reconvene in open and public session. Seconded by Hanneman. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

Agenda Item #3: Approval of the Minutes from August 10, 2015.

Moved by Gunn and seconded by Hanneman to approve the annual minutes. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved. Moved by Gunn and seconded by Hanneman to approve the August 10, 2015 meeting minutes. Board members voting aye:

Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

Agenda Item #4: Outdoor, In-Ground Lighting. Update.

Sedlacek reported he has obtained a conceptual drawing for the lighting which he will review with Soucie after the meetings.

Agenda Item #5: Long Range Capital Improvement Plan.

Sedlacek reported that continuation of the following projects will occur:

- Wallpaper in the library
- Clean and stain the wooden beams at each entry way in Spring.
- Replace the BFD motors in the boiler room
- Exterior lighting
- Parking lot has had repair work but needs a long term plan. Asphalt has replaced the concrete on the south side of the building.
- The carpet repair in the library has been completed. This was installed after the new security system at the library entryway was in place.
- A drywall project involving the Child Story Time space will be addressed in the 2017 budget.

Agenda Item #6: Civil Rights Events at the Library. Discussion

The Civil Rights Events took place in the library. Though they were not as well attended as the Civil War events, the participants in the movies and discussions valued the opportunities this grant provided.

Agenda Item #7: Library Detection Gates. Update

The gates were installed at the end of September. The company was able to use the existing conduit.

Agenda Item #8: City of La Vista's Holiday Lights. Update

The holiday lights on the front lawn on the on the library portion of the building were well receive. Gunn inquired if holiday lighting would be possible in the next year. Sedlacek said yes, but it would be up to the city and only involving the front lawn and the library portion of the building.

Agenda Item #9: Other Business

There was no other business.

Agenda Item #10: Next Meeting.

Next meeting will be Monday, May 9, 2019 at 4:00 p.m. at the La Vista Public Library, room 142.

It was moved by Gunn and seconded by Hanneman to adjourn the meeting at 4:26 p.m.

Minutes respectfully submitted by Rose Barcal

## ANNUAL MEETING

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

#### MINUTES OF MEETING

February 8, 2016

4:26 p.m.

Members Present:    Rose Barcal                      Brenda Gunn  
                                 Rich Hanneman                      Robin Hixson                      Bernie Sedlacek

Members Absent:    Pat Archibald

Guests:                      Joe Soucie                      Tom Dickerson

#### 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 Hanneman and seconded by Gunn to approve. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

#### Agenda Item #2: Nominations/Election of Directors.

Subject to the City Council approval, the City nominates (by nature of the positions they hold) City Administrator, Library Director, and Director of Public Works. By prior action, the College nominated Rich Hanneman, Robin Hixson and Bernie Sedlacek to the Board. A motion was made by Gunn and seconded by Sedlacek to close nominations and cast a unanimous ballot for the Board of Directors as nominated by the owners. Board members voting aye: Sedlacek, Hixson, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

Rose Barcal will remain as President/Treasurer and Robin Hixson as Vice President/Secretary for 2016.

#### Agenda Item #3: Operating Budget 2015/2016.

A motion was made by Gunn and seconded by Hanneman to approve the 2015/2016 operating budget. Board members voting aye: Sedlacek, Hixson, Soucie, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

#### Agenda Item #4: Other Business.

2016 Meeting Dates:

- February 8
- May 9
- August 8

- November 14

A motion was made by Gunn and seconded by Sedlacek to approve the 2015 meeting dates as listed. Board members voting aye: Sedlacek, Hixson, Soucie, Hanneman, Gunn, and Barcal. Nays: none. Abstain: none. Absent: Archibald. Motion approved.

Agenda Item #5: Next Annual Meeting.

The next annual meeting will be held Monday, November 14, 2016 after the regular meeting in the Library Conference Room #142.

It was moved by Gunn and seconded by Hanneman to adjourn the meeting at 4:31 p.m.

*Minutes respectfully submitted by Rose Barcal*