

I hereby attest that the attached documents are a true and valid copy of the Grand Villa of LaVista Condominium Association Annual Meeting minutes for November 9, 2005 which documents the vote of the majority of the homeowners approving the amendment to the Declaration for the Delinquent Dues Collection Policy.

I certify that the vote was cast per the recorded Declarations and that the attached Delinquent Dues Collection Policy is a true and valid copy notarized by the Board of Directors.

Legal Address: Lot 230; ParkView Heights, 2nd Addition;
Units 1-32 Grand Villa of La Vista Condominium;SCN

Linda J Gehrig 3-16-05
Linda Gehrig, Association Secretary
Grand Villa of LaVista Condominium

State of Nebraska
County of Sarpy

The foregoing instrument was sworn to and executed before me this 16th day of March, 2005 by Linda Gehrig, Secretary.



Kathryn M. Bethel
NOTARY PUBLIC
My Commission expires 5-24-08

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2005-10241

2005 APR -4 A 11:33 AM

Glenn J. Vandenberg
REGISTER OF DEEDS

COUNTER LM C.E. RS
VERIFY CE D.E. RS
PROOF P
FEES \$ 36.50
CHECK# 1168 + 1169
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

R+R KC Bethel c/o
Midlands Real Estate
11535 South 36th St.
Bellevue NE 68123

10241

RECORDED NOTE - Indexed in Grand villa of Lavista condominium Regime I - 04-04-05 a.g.

A

GRAND VILLA ANNUAL MEETING
November 9, 2004

President Connie Kriegler called the meeting to order at 7:34 p.m. A quorum was present.

The minutes of the 2003 Annual Meeting were reviewed. Pam Lugar moved for approval; second by Vicki Stoeker. Motion passed.

The minutes of the October 12 board meeting were reviewed. Pam Lugar moved for approval; second by Vicki Stoeker. Motion passed.

The Late Dues Policy was discussed. A motion was made by John Ryan to add the sentence regarding legal fees to step 4 and to make this an amendment to the bylaws. Second by Kevin McCroden. Motion passed. The ballots for approval of the dues policy were collected and counted. The policy will be added to the bylaws.

Pam Lugar brought up the issue of having a Reserve Fund. Discussion followed. Pam moved that 10% of the monthly fees go into the reserve fund. There was no second, so the motion died.

Kevin McCroden presented the proposed 2005 Budget. A 10% increase is proposed because of increased costs for insurance, water & sewer, and possibly for snow removal. Kevin McCroden moved that the fees be increased by 10% for the 2005 year. Second by John Ryan. Motion passed (78.56%).

The budget was discussed. It was decided that the termite contract should not be renewed. Sue Kozney moved that the 2005 Budget be accepted. Second by Jim Valder. Motion passed.

October budget report was reviewed. Backflow repair and shutdown for the sprinkler system were included. Gutter, siding repair and caulking sidewalks were paid. Sue Kozney asked for more detail of payments on monthly statement. K.C. will add details.

There were no further nominations for the Board of Directors. Ballots were collected and tallied. The following were elected to the board: John Ryan, Linda Gehrig, Connie Kriegler, Kevin McCroden and David Forss.

The meeting adjourned at 8:45 p.m.

The new board met briefly. Positions will be: John Ryan, President; Connie Kriegler, Vice President; Linda Gehrig, Secretary; and Kevin McCroden and David Forss, Directors.

B

DELINQUENT DUES COLLECTION POLICY

10-04

The following policy is designed to protect the Grand Villa Association for the collection of delinquent dues owed. It is also designed to provide homeowners with a framework for resolving any issues including financial or personal, which affect their ability to pay dues in a timely fashion. It is not designed to be punitive to the homeowner. **A homeowner would be provided the opportunity at any point in the process to contact the management company or the Board of Directors to discuss options for resolution of a delinquent account. All options must be approved by the Board of Directors. Payment plans, which allow a homeowner to bring their account current will always be considered and any payment plan will be in writing and signed by all parties. Failure to adhere to the payment plan will result in the Board's ability to move forward with legal action.**

The following steps would be taken in cases of delinquent accounts.

Step 1

Dues delinquent over 30 days – Homeowner will receive a phone call from the management company reminding them that dues are delinquent and a 14% late charge will be added to the homeowner's account each month there is an outstanding balance.

Step 2

Dues delinquent over 60 days – Homeowner will receive a letter from the management company requesting payment within 2 weeks.

Step 3

Dues delinquent over 90 days – Homeowner will receive letter from attorney requesting payment with notice that a lien will be placed on the property within 30 days. Any attorney fees/lien filing costs will be the responsibility of the homeowner and will be added to the homeowner's account balance.

Step 4

Dues delinquent over 120 days – Lien will be placed on property and legal options will be explored for collection. Foreclosure procedures will be pursued if delinquent dues total a minimum of \$1,000. Any attorney fees/lien filing costs will be the responsibility of the homeowner and will be added to the homeowner's account balance.

2005-10241 C

John Ryan
JOHN RYAN, President

Connie J. Krieger
CONNIE KRIEGLER, Vice
President

Kevin McCroden
KEVIN McCRODEN

Linda Gehrig
LINDA GEHRIG, Secretary

David Forss
DAVID FORSS



State of Nebraska
County of Sarpy

The foregoing instrument was sworn to and executed before me this 9th day of March, 2005 by John Ryan, Connie Krieger, Kevin McCroden, Linda Gehrig, and David Forss, Board members Grandvilla Condominium Association.

Kathryn Bethel
NOTARY PUBLIC
My Commission expires: May 24, 2008