

Meeting of Board of Directors

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

MINUTES OF MEETING

May 13, 2013

4:02 p.m.

Members Present: Pat Archibald Rose Barcal Brenda Gunn
Rich Hanneman Robin Hixson

Members Absent: Dave Koebel

Guest Present: Bernie Sedlacek Robert Nirenberg

Agenda Item #1: Announcement of Location of Posted 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 Meeting.

Notice of Meeting was published by the City and College in the Times and the Omaha World-Herald. Moved by Archibald and seconded by Gunn to approve. Ayes: all. Nays: none. Motion approved.

Agenda Item #3: Approval of the Minutes From February 11, 2013 Meeting.

Moved by Hanneman and seconded by Archibald to approve the February 11, 2013 meeting minutes. Ayes: all. Nays: none. Motion approved.

Agenda Item #4: Update on Energy Management System.

Nirenberg, Energy Management Systems Coordinator for MCC, gave an update on the Energy Management System: there will be an update of the climate control system software. Currently, other options for replacement when system fails are being investigated. Archibald asked if the system will still have internet capabilities. This newer version of the software will have. All of MCC is going to this system. There will be no interruption of services when the update happens. Implementation will occur early June.

Agenda Item #5: OPPD Geothermal System.

Nirenberg reported. Information will be forwarded on Friday, May 17. OPPD with two other vendors are checking on the systems efficiency. Two snags have occurred: 1) One item needs to be repaired and returned. Another item needs to be replaced; 2) Flow is still not occurring. The building's temperatures are still 100% relying on the well system versus the cooling tower. It is not certain that the new coil is part of the issue. Gunn asked about the agreement with OPPD.

The agreement expires in 2014. Per the agreement, OPPD is to increase the efficiency of the current system. Gunn questioned the sustainability of the OPPD's current repairs that are still underway. Sedlacek stated that if there is no resolution by the end of this week, May 17, he will contact OPPD for an update. Gunn asked if this process is being documented. Nirenberg stated that everything is being documented. Nirenberg will email Hixson and Hanneman who will share the information with Gunn, Archibald and Barcal. Due to Temperature Goals set at MCC, building temperatures for Sarpy Center will be set to 76 degrees and 74 for the La Vista Public Library.

Agenda Item #6: Accent Wall in Commons Area.

Hixson asked if everyone had time to visit the Commons Area to see the new "rare grey" colored paint, the South triangular wall and a portion surrounding the area. Hixson stated that the MCC staff has made positive comments concerning the accent wall.

Agenda Item #7: Budget for 2014.

Archibald reviewed the budget. He was informed he cannot obtain personnel numbers until June. Archibald expressed the need for information before that date as the City's budget is currently in process and runs October through September versus MCC's academic schedule. Sedlacek recommended using the current personnel numbers and increasing them by 10%. Archibald shared that was the process for the current year but the numbers are insufficient. Gunn asked if insurance numbers are tracked. Hanneman will check with MCC concerning the insurance information.

Agenda Item #8: Other Business.

Barcal researched verbiage for the two parking stall signs dedicated for senior citizen parking in the smaller West lot. A conversation with Tom Dickerson, Sarpy Center's Buildings and Grounds Manager, concluded the best stalls are the two closest on the East side of this parking lot. The option of "Reserved for Seniors" or "Senior Citizen Parking Only" was discussed. Consensus was for the "Reserved" statement and to move forward. Barcal will order the signs.

Agenda Item #9: Next Meeting.

Monday, August 12, 2013 at 4:00 p.m. La Vista Public Library, Room #142.

It was moved by Hanneman and seconded by Archibald to adjourn the meeting at 4:46 p.m.

Minutes respectfully submitted by Rose Barcal