

Meeting of the Board of Directors

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

MINUTES OF MEETING  
November 10, 2025  
4:01 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: Announcement of Location of Posted Open Meetings Act

A copy of the Open Meetings Act is posted on the 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 Meyer and seconded by Kardell to approve. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #3: Approval of the Minutes from August 11, 2025

Moved by Meyer and seconded by Kardell to approve the August 11, 2025 meeting minutes. Board members voting aye: Barcal, Kardell, Meyer, Nelson, and Ramirez. Nays: none. Absent: Ashley. Motion approved.

Agenda Item #4: Long Range Capital Improvement Plan

- a. Re-gasket of panes in rotunda (FY27 for City)
- b. Parking lot: west and southeast lots (FY26 for MCC)
  - i. West curb deterioration - City of La Vista Public Works replaced a portion of the west side "circle" curb.

Agenda Item #5: External Signage for 9110 Building: Pricing

There is no update for external signage.

Agenda Item #6: Entryway Carpet

The hallway and entryway carpet has been completed.

Agenda Item #7: Tree replacement at Sarpy Center

Tree replacement has been completed with the NRD grant library staff wrote and submitted resulting in ten trees being awarded: three were planted on the southeast side of the parking lot, three planted north of the building, and four by the dog park on the north side.

Agenda Item #8: Dog Park Interlocal Agreement Approval for a Five-Year Term

The Dog Park Interlocal Agreement was approved at the La Vista City Council meeting on May 6<sup>th</sup>. Nelson will verify at the December meeting for Metropolitan Community College's Board.

Agenda Item #9: Library Window Concern

In July, Barcal emailed Meyer pictures of a window in the children's area. Scott sent quotes for repair and replacement; Meyer approved for the \$600.00 repair. Kardell will investigate cost distribution per the CONDO Master Deed.

Agenda Item #10: Other Business

Courtney Ruffcorn, city of La Vista grant writer/purchasing specialist, was introduced. She is working on a grant for Library Space Utilization: Civic & Community Center Financing Fund. This would impact the maker space, study rooms, and staff area in the library and the children's area.

Agenda Item #11: Next Meeting

The next meeting will be Monday, February 9, 2026 at 4:00 p.m. at the La Vista Public Library, Room #142.

It was moved by Meyer and seconded by Kardell to adjourn the meeting at 4:13 p.m.