

LVA Board of Directors Meeting

10-14-25
5131 Ventura Dr

Minutes

Members Present: Brett Fischer, Mary Haskins, Tom Snodgrass
Guests: Nic Beniato, Steve Alcorn, Ellen Kramer, Dave Kramer

Called to order at 1830.

1. Review of minutes
 - a. Minutes not available to review, board member absent and would review, approve, and publish later.
2. Treasurer report – given by Mary Haskins, Vice President
 - a. Report attached
 - i. Balance checking \$42,124.68.
 - ii. Balance savings \$19,264.78
 - b. Bills
 - i. Karen Ferrin, staples, Walmart – office supplies
 - ii. Mary Haskins, fall festival – \$1,121.84.
 - iii. Nic Beninato, founders sign – \$1,750.00.
 - iv. Yost Law Firm, legal fees - \$1,276.50
 1. Request in the future bill be itemized.
 - v. Motion made by Tom Snodgrass and seconded by Mary Haskins to accept bills and report, motion passed.
3. Committee Reports
 - a. Architectural, Lake, Event planning and Boat Committee reports given by chairpersons.
 - b. See attached reports.
 - c. Reports approved motion made by Mary Haskins, seconded by Tom Snodgrass
4. Old Business
 - a. JEO Survey – put on hold until spring meeting.
 - b. Algae update – meeting set for Sunday October 19th 1PM, RVR Conference room, emails, flyers, Facebook posts completed. John Holtz Solitude Lake Management provide information on Alum treatment and Craig LaPortia from Nebraska Lake Management report on Ultrasonic treatment of algae. Also pursuing financing options, Bond money from SID, assessment, or combination. Brad Holtorf attorney of record from bond development and

dredging. Fischer to contact him to get original resolution of need and intent of bond.

- c. Fall Festival – Sunday October 19th at 4PM, flyers and emails sent out.
- d. Founders Monument – complete spot in park identified need to discuss with Sawyer Construction about installation.
- e. Legal Update
 - i. Lot 14 – multiple attempts to contact owners and lawyer unsuccessful. Dave Mitchell reviewed community wide letter, and it has been approved to send out. Will be emailed, posted on Facebook page and hard copy delivered to all residents.
 - ii. Lot 42 – roof, Dave Mitchell cannot represent Board in this matter as he has purchased adjoining home. Gave Name of Jon Svoboda, Dvorak Law Firm. Fischer will reach out about options moving forward. Lengthy discussion occurred between guests and Board about our legal issues, residents informed that Board primary job is to enforce covenants and rules. Beginning process to establish a committee to review handbook, identify an attorney to help and have an initial presentation at annual meeting. Currently will begin to pursue options regarding Lot 42 roof.
 - iii. Lot 92 – Fischer and Haskins are going to meet with Custer and Ekeler for SID #3 to hopefully arrive at settlement of legal dispute.

5. New Business

- a. Annual meeting decided March 29th, 2026, 1PM
Will allow zoom participation but rules do not allow voting remotely.

6. Adjournment

Next Meeting: 11-20-25

730pm

5131 Ventura Dr (Fischer)

AMAZON

ORDER PLACED September 24, 2025

TOTAL \$146.34

SHIP TO

Mary Haskins

- **ORDER # 112-5331378-5658668**

Delivered September 26

[Pinata with Gold Cones - 32 inches, Large Pinata for Adults, Birthday Party Piñata, Mexican Star Piñata, 25-foot Rope Included \(TexMex Fun Stuff\)](#)

Delivered September 26

[Tootsie Roll Pops with Chocolate Tootsie Roll Center, 2lb Bulk Bag \(Approx 44 Count\), Original Assorted Fruit Flavors, The Hampton Popcorn & Candy Company](#)

Delivered September 26

[Pinata with Gold Cones - 32 inches, Large Pinata for Adults, Birthday Party Piñata, Mexican Star Piñata, 25-foot Rope Included \(TexMex Fun Stuff\)](#)

Delivered September 26

[Ring Pop Halloween Candy Lollipops - 20 Ct Bulk Variety Pack in Assorted Fruity Flavors - Full Size, Individually Wrapped Hard Candy For Trick or Treat, Halloween Bowls, Gifts, Party Favors](#)

[Tootsie Roll Snack Bars 11.42 oz](#)

[SOUR PATCH KIDS and SWEDISH FISH Mini Soft & Chewy Halloween Candy Variety Pack, Bulk Candy, 80 Trick or Treat Bags](#)

Return items: Eligible through October 26, 2025

EVENT COMMITTEE

BILLS SUBMITTED by Mary Haskins

FALL FESTIVAL

BOARD MEETING 10/14/25

Amazon \$146.34

Costco \$397.85

Walmart \$ 28.98

Water Slide Guys \$548.67

\$1,121.84

*pd:
10/14/25
ex # 2460*

Copies at 30¢ a copy for 8 x 10

Staples

1039 East 23rd
Fremont, NE 68025
402-727-9556

Store: 696 Register: 6
Date: 10/23/25 Time: 11:56 AM
Transaction: 30955 Cashier: 1472164

REWARDS NUMBER *****5217

Qty	Item	Price	Amount
* Order Number 2246874106*****			
1	SAY/DOCUMENT-CUS		
1	80563	45.11	45.11
	EXPRESS GUARANTEE		
1	23897	13.53	13.53
1	SAY/DOCUMENT-CUS		
1	80563	6.24	6.24
	EXPRESS GUARANTEE		
1	23897	1.87	1.87

Quantity on Customer Order 2246874106
Call 800 Local Staples Store

Subtotal 66.75
NEBRASKA 7%

Total 71.42

Copies made -
on my computer / printer
for President's book

65 Copies
\$ 14.40

Supplies to make new
President's Book

Walmart

WM Supercenter
402-727-0414 Mgr. JOSEPH
3010 E 23RD ST
FREMONT NE 68025

5176 DP# 003249 TE# 19 TR# 010

ITEMS SOLD 4

5176 9463 9554 6828 1362



694223369217 11.72
887358900770 5.44
887358900770 5.44
694409496502 10.52

SUBTOTAL 33.12
TAX1 7.0000 % 2.32
TOTAL 35.14

VISA TEMP 35.14

\$ 71.42
35.14
14.40
\$ 120.96 due to Karen Ferris

pd 10/14/25
cc # 121 atk

Treasurer's Report
 Oct. 13, 2025 LVA Meeting

Checking Account	\$ 42,153.70
Savings Account	19,264.78

Beginning	\$ 42,153.70
Deposits	—
Interest	—

Check #	Checks written from	to	Amount
2462	Karen Fernin - Stamps + Dividends		29.02

Total \$ out 29.02

Balance in checkbook	\$ 42,124.68
Savings	\$ 19,264.78

Boat Report for Oct. 13, 2025
LOA Monthly Meeting

The Slalom Course has been removed from lake and stored by the Hansman family.

Boats being removed from lake slowly. Need to remind the people removing the boats to be sure & lock the Trailer Wench when hooked to the boats after they have gotten their boat situated. We had an accident on one boat - he hooked the wench strap on the boat, then leaned over the wench to push the boat back a ways & the wheel handle got him in the mouth. Broke 5 of his teeth & cut his lip.

Lake Management Committee
Lake Ventura Association
5003 Ventura Dr
Fremont, NE 68025
lakeventura@aol.com



Monthly Meeting: October 8, 2025, at 6:30pm

Called to order by Chair Tom Snodgrass with members Steve Alcorn, Brad Novak and Dave Pruss.
Guest: Dave Kramer

Approved 9-3-25 minutes following motion by Dave, 2nd by Brad.

Discussed information presented to date regarding ultrasonic algae control vs alum.

Committee unanimously recommends alum as the treatment of choice to control algae, pending any new information to be gained at the community input session.

Reviewed and edited resident letter to be forwarded to LVA Board for approval.

Discussed tentative agenda for the community input session.

Submitted by Steve Alcorn

For reference, original timeline on Water IQ approved in June:

July: Following the go-ahead from the LVA Board, send out a presentation similar to the Valley Shores presentation.

August: Follow up with a community input session to present the proposal and discuss funding.

By September: Finalize where the units will be placed based on available electrical connection.

Architectural Committee Meeting

Minutes

9-18-25

Members Present: Brett Fischer, Chip Gossett and Adam Crowe

1. Review of minutes
 - a. Meeting 8-21-25
 - b. Minutes approved
2. Review of Requests
 - a. Lot 66, Bryant: pergola addition to upper deck ; approved but a letter was sent reminding the Lot owner of the process. Project started and completed prior to approval. Lot owner communicated understanding of the potential outcome
 - b. Lot 113/114, Ekeler; propane tank cover, back deck update; plan to cover propane tank(buried) with patio pavers and update to deck same footprint approved
3. Other Business
 - a. Propane Tanks – develop specific worksheet for propane tanks, Brett
 - b. Construction/Improvement Worksheet – rewrite, Chip and Adam
4. Legal Update – no updates with Lot 14
5. Adjournment

Next Meeting: 10-16-25

730pm

5131 Ventura Dr (Fischer)

Yost Law Firm
 81 West 5th Street
 Fremont NE 68025

Statement

Date
9/15/2025

To:
Lake Ventura 5040 Ventura Drive Fremont, NE 68025

		Amount Due	Amount Enc.		
		\$1,276.50			
Date	Transaction	Amount	Balance		
06/10/2025	INV #3610. Due 07/10/2025. Orig. Amount \$1,276.50.	1,276.50	1,276.50		
		<i>pd. 10/19/25 ck # 911 276.50</i>			
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	1,276.50	0.00	\$1,276.50

NIKOLAS BENINATO
DIANE M BENINATO
1723 CALIENTE COVE
FREMONT, NE 68025

76-4/1049

4628

DATE 09/09/2025
PWP

© FOLIOLE SECURITY CORPORATION
SPECIALTY INK™ HEAT REACTIVE SECURITY



PAY TO Mike Emanuel \$1750.⁰⁰

THE ORDER OF one thousand seven hundred fifty DOLLARS

← Heat Reactive Ink



MEMO Sign for Lake Verdon Nik B MP

⑆104900048⑆ 127 586 01⑈ 4628

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

pd
10/14/25
chk# 2463



The Waterslide Guys
sales@thewaterslideguys.com
Phone: (402) 979-3438

Event Location
Lake Ventura Association
MaryHaskins
1910 Buena Vista Pt
Fremont, NE 68025
Cell: (402) 720-0535

Order Date: 8/21/2025
Invoice: 51132951
Start Date: 10/19/2025 2:00pm
End Date: 10/19/2025 8:00pm
Delivery method: Deliver, Setup and Pick Up
Surface: Grass - Allow Stakes
Event Type: Park/City Event

Name	Qty	Total
 40ft Caution Zone Obstacle Course	1	\$415.00
Rentals subtotal		\$415.00
Delivery, Setup & Pick Up	T	\$85.07
Park Setup Fee	T	\$35.00
bounce15	T	\$-15.00
Sales Tax	5.500%	\$28.60
Total		\$548.67
Deposit Due		\$0.00
Amount Paid		\$548.67
Balance Due		\$0.00

Contract and Terms

I understand and acknowledge that the activity to be engaged with the rental of an inflatable unit or units interactive amusement device, brings with it both known and unanticipated risks to myself, my guests, and participants. Those risks include but are not limited to falling, slipping, crashing and colliding and could result in injury, illness, emotional distress, death or property damage to myself, my guests, and participants.

HOLD HARMLESS PROVISIONS:

Customer agrees to indemnify and hold The Waterslide Guys, LLC harmless from any and all claims, actions, suits, proceeding costs, expenses, damages, and liabilities, including attorney fees arising by reason of damage to person or property, injury or death in connection with or resulting from the use of equipment including the manufacture, selection, delivery, possession, use, operation or return of the equipment.

Customer releases and holds harmless The Waterslide Guys, LLC from injuries or damages incurred as a result of the use of the equipment. The Waterslide Guys, LLC cannot be held liable for injuries as a result of acts of God, nature or other conditions beyond its control or knowledge. Customer agrees to indemnify and hold harmless The Waterslide Guys, LLC from any loss, damage, theft or destruction of the equipment during the term of the contract and any extension thereof.

DUTY TO MITIGATE:

In the event of injury, damage, or loss, due to Customer's negligence, Customer agrees and assumes the duty to mitigate all costs resulting from injury, damage, or loss.

DISCLAIMER OF CONSEQUENTIAL DAMAGES:

By signing this contract, Customer agrees to forego seeking any consequential damages in the event of any injury, damage or loss due to Customer's negligence.

DISCLAIMER OF WARRANTIES:

The Waterslide Guys, LLC makes no warranties either expressed or implied as to the condition or performance of any equipment and/or property leased by Customer from The Waterslide Guys, LLC. By signing this contract, Customer agrees that any warranty of merchantability or fitness for a particular purpose is hereby disclaimed.

By signing this contract, Customer agrees that no expressed warranty as to the condition or performance of any equipment and/or property leased by Customer is hereby disclaimed. The customer understands that the only warranties pertaining to said equipment and/or property is those which is stated on the instruction manual for said equipment and/or property.

MERGER CLAUSE:

The signed Agreement in conjunction with the signed instruction manual and signed reservation form contains the entire agreement between The Waterslide Guys, LLC and Customer. No amendment, whether from previous or subsequent negotiations between the Customer and The Waterslide Guys, LLC, shall be valid or enforceable unless in writing and signed by all parties to this agreement. If any term or provision of this agreement shall be held invalid or unenforceable, the remaining terms and provisions of this agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

DELIVERY:

Event rental times do not include delivery or setup times. Delivery and setup times can vary based on the best delivery schedule/route for all customers for the day. The Waterslide Guys LLC reserves the right to deliver units before and pick up after the event rental times. Specific delivery and pick-up times can be accommodated for an additional \$125 priority delivery and \$125 priority pick-up fee. Otherwise standard delivery applies.

The Customer grants the right and has the right, to grant, The Waterslide Guys LLC to enter said property for the delivery of equipment at the approximate specified time. The Customer agrees to grant access at any time (24/7) to pick up the equipment. Failure to do so will result in an additional trip fee of \$125.00/trip. A \$25.00/hour late fee will be charged for any units that cannot be picked up at the end of the rental period due to restricted access.

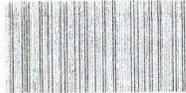
Rentals that are set up on hard surfaces such as concrete, asphalt or pavement must be closely watched to prevent their moving. If the equipment moves the customer is responsible for moving back to the original location and securing it properly as displayed at setup time. WIND SPEEDS MUST NOT EXCEED 15 MPH FOR CONCRETE, PAVEMENT, OR ASPHALT SETUPS. If wind exceeds 15 MPH customer is to provide a suitable grass location or reschedule the event for another date up to 1 year or (365 days) from the Cancellation Date.

Give us feedback @ survey.walmart.com
Thank you! ID #:7VROMY8DHZ4



WM Super center
402-727-0414 Mgr. JOSEPH
3010 E 23RD ST
FREMONT NE 68025
ST# 00776 OP# 009014 TE# 14 TR# 01009

ITEMS SOLD 5
TC# 2634 3040 3118 7462 9046



HNY GRM PS 044000074670 F 6.94 N
JP 21Z MM S 600699003260 F 2.78 N
JP 21Z MM S 600699003260 F 2.78 N
HSY MLK 6PK 034000290050 F 8.24 N
HSY MLK 6PK 034000290050 F 8.24 N

SUBTOTAL 28.98
TOTAL 28.98
VISA TEND 28.98
CHANGE DUE 0.00

CHASE VISA- 8023 I 6 APPR#03636D
28.98 TOTAL PURCHASE
REF # 528722548026
TRANS ID - 465287564811403
VALIDATION - J7H4
PAYMENT SERVICE - E
AID A000000031010
TERMINAL # 22852810
*No Signature Required
10/14/25 10:41:20



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial

Low prices You Can Trust. Every Day.
10/14/25 10:41:26



NW Omaha #1690
17701 Evans St
Omaha, NE 68116

LN Member 111847029849

E 1816483 NABISCO 12.89
E 1649268 PICNIC PACK 8.89
E 447180 KS HOT DOGS 19.99
E 447180 KS HOT DOGS 19.99
E 703381 CHEDDAR SLCS 7.99
E 703381 CHEDDAR SLCS 7.99
E 1218715 NUTELLA & GO 14.99
E 782796 ***KSWTR40PK 3.99
E 782796 ***KSWTR40PK 3.99
E 1304236 GRS FED BEEF 31.99
E 1974221 TINY TATE'S 13.99
E 1974221 TINY TATE'S 13.99
E 1627770 CLASSIC BLUE 19.89
E 1627770 CLASSIC BLUE 19.89
E 1218715 NUTELLA & GO 14.99
E 706142 JUMBO HOTS 4.49
E 706142 JUMBO HOTS 4.49
E 705866 JUMBO HAMS 4.49
E 705866 JUMBO HAMS 4.49
E 705866 JUMBO HAMS 4.49
SUBTOTAL 397.85
TAX 0.00
**** TOTAL 397.85

XXXXXXXXXXXX8921 CHIP Read
AID: A000000031010
Seq# 6562 App#: 88806C
Costco Visa Resp: APPROVED
Tran ID#: 528700006562....

APPROVED - Purchase
AMOUNT: \$397.85
10/14/2025 09:57 1690 6 16 10

Costco Visa 397.85
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 25

Treasurer's Report
 Oct. 13, 2025 LVA Meeting

Checking Account	\$ 42,153.70
Savings Account	19,264.78

Beginning	\$ 42,153.70
Deposits	—
Interest	—

Check #	Checks written from	to	Amount
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