

LVA Board of Directors July Meeting

Time 630 PM

5131 Ventura Dr

- 1) Call to order
- 2) Roll call of officers.
 - a. Officer titles, duties and committee
- 3) Introduction of guests
- 4) Anything to come before the Board.
- 5) Review minutes June meeting
- 6) Approve Minutes May 2026 meeting and correction to Annual Meeting minutes
- 7) Treasurer Report – Karen

a. Bills

- i. Dvorak Law Group - \$841.50 – Lot 42, Johnsons
- ii. Other bills to present. *Tim McInroy*

*Need Bill
for trailer*

8) Committee Reports

- a. Architectural Committee – Brett
- b. Lake/Fish Committee – Tom
- c. Boat Committee – Tom/Brett
- d. Events – Ellen *Picnic*
- e. Improvements – Karen

9) Old Business

- a. Handbook Presentation/Update – Brett
- b. Boat Ramp Update – Brett
- c. Legal Update – Brett
 - i. Lot 42 – Johnson
 - ii. Lot 14 – Clegg
- d. Review Committee Charters
- e. Alum payments
- f. Any other Old Business

10) New Business

- a. Gas Pump/SID #3
- b. Resolving disputes
 - i. Outline steps for homeowners to follow prior to getting Board involved
 - ii. Bring written complaint to Board meeting (no more phone calls)
- c. Lot Complaints
 - i. Weeds, derelict shore stations Lot # 7(Buttner) and 33(Kuchera)
 1. Review Covenant #8
 - ii. Water drainage between lots, Lot #75(Sajavic) and 76(MInarik)
 1. Review Covenant #18
- d. Adjournment

LAKE VENTURA ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: July 14, 2026

TIME: 6:30 PM

LOCATION: Home of Brett Fischer, 5131 Ventura Dr.

1. CALL TO ORDER

The meeting was called to order by President Brett Fischer at 6:30 PM.

2. ROLL CALL

- **Board Members Present:**
 - Brett Fischer (President)
 - Thomas Snodgrass (Vice President)
 - Karen Ferrin (Treasurer)
 - Lisa Novak (Recording Secretary)
 - Ellen Jansen (Secretary)
- **Guests Present:**
 - Bill Eckler (Lot 13)
 - Rob Custer (SID #3 President)

3. MINUTES REVIEW & APPROVALS

- **June 16, 2026, Board Minutes:** The minutes of the June regular meeting were reviewed. President Brett Fischer noted his preference for the narrative style, noting that providing detailed context for each topic is much more valuable for historical records than simple bullet points. Upon a motion by Thomas Snodgrass, seconded by Karen Ferrin, the June minutes were approved unanimously.
- **May 12, 2026, Board Minutes:** The minutes of the May regular meeting (previously deferred) were reviewed. Following brief corrections regarding the guest list and check registers, a motion to approve was made by Karen Ferrin, seconded by Thomas Snodgrass, and carried unanimously.
- **March 22, 2026, Annual Meeting Minutes Correction:** The Board addressed a clerical error in the March 22 Annual Meeting minutes regarding the Alum special assessment. The assessment was incorrectly recorded as \$3,200.00 per lot instead of the correct amount of \$3,250.00 per lot. Karen Ferrin moved to formally correct the Annual Meeting minutes to reflect the correct assessment of \$3,250.00 per lot. Seconded by Thomas Snodgrass. Motion carried unanimously.

4. TREASURER'S REPORT

Treasurer Karen Ferrin presented the formal financial report for the previous month:

- **Starting Checking Balance:** \$59,984.89
- **Savings Balance:** \$19,039.28
- **Interest Earned:** \$20.54
- **Disbursements (Checking):** Ten (10) checks were drafted and cleared, totaling \$8,364.06:
 - Brad Novak (Fish habitat construction materials)
 - Menards (Ramp materials and well house supplies)
 - Letters/mailbox numbers and detailing work
 - Smoking John's BBQ (Picnic catering final payment)
 - Mary Haskins (Inflatables deposit/rental)
 - Mary Beth (Picnic side dishes and food)
 - Nebraska Sign (Lot markers and sign detailing)
 - Nebraska Lake Management (Water quality contract)
 - Dvorak Law Group (Johnson litigation / Lot 42)
 - Dvorak Law Group (Clegg litigation / Lot 14)
- **Ending Checking Balance:** \$51,641.37
- **Ending Savings Balance:** \$19,347.43 (Unchanged)

Motion: Thomas Snodgrass moved to accept the Treasurer's report as presented. Seconded by Karen Ferrin. Motion carried unanimously.

5. BILLS FOR APPROVAL

The following invoices and reimbursement requests were presented for Board approval:

- **Dvorak Law Group:** \$841.50 for legal services regarding the Lot 42 Johnson litigation. Brett noted that this was the lowest monthly billing for legal services in over a year.
- **Tim McInroy (Spray Boat Operations):** \$233.14 total, comprising \$200.00 for labor/spraying operations and \$33.14 for replacement foam/bomb guards.
- **Rawhide:** \$505.76 for fertilizer and lake shoreline weed chemical supplies.

Motion: Thomas Snodgrass moved to approve and pay all bills as presented. Seconded by Karen Ferrin. Motion carried unanimously.

6. COMMITTEE REPORTS

A. Architectural Committee

President Brett Fischer reported on active permits and committee procedures:

- **Snodgrass Touch-Up Permit:** Approved a routine maintenance permit for Thomas Snodgrass to perform minor touch-up painting. The homeowner confirmed the paint matches the existing earth-tone palette, and the paperwork has been filed.
- **Pruss Roof Permit (Lot 99):** Approved a request for David and Janice Pruss to install GAF Weathered Wood Class 4 impact shingles (lifetime rating). The contractor's agreement

was verified and filed.

- **Lot 10 (Stevens Garage Framing Issue):** Brett confirmed he spoke with the contractor, Chad Parr. The garage opening has been successfully reframed down to a standard 9 x 20-foot opening to accommodate standard modern SUVs, correcting the unapproved industrial door layout. The Stevens family has still not submitted their final siding, roof, and stone color choices. These must be approved before exterior finish installation begins.
- **Structural Material Verification Protocol:** The Board formally approved adding a mandatory check-off line to the roof permit form. This requires homeowners to notify the Board or Architectural Committee upon shingle delivery so a visual on-site inspection can confirm that the physical bundles match the approved weathered wood color code before installation.
- **Form Modernization:** The committee has finalized splitting the general improvement form into three distinct, specialized sheets: (1) Propane tank shielding compliance, (2) Roof and exterior finish changes, and (3) Major construction and additions. Each form features relevant covenant citations at the top to educate homeowners.
- **Motion:** Lisa Novak moved to formally accept the updated architectural forms and delivery verification protocols. Seconded by Karen Ferrin. Motion carried unanimously.

B. Lake and Fish Committee

Thomas Snodgrass and Steve Alcorn reported on environmental maintenance:

- **Committee Meeting:** The committee met on July 7th at Tavern 30. Rick Flynn was absent.
- **Fish Habitat Mapping:** The final GPS coordinate map showing the locations of the 80 sunken fish habitat structures has been submitted and uploaded to the LVA website. Members are already using the map, which has improved traffic to the community portal.
- **Weed & Algae Spraying:** No chemical spraying has been conducted yet this summer. Early complaints of algae were investigated, but water conditions remain exceptionally clear. Because the chemical treatments are contact-based, spraying is highly inefficient without active weed growth.
- **Chemical Storage:** To prevent the active contact chemicals from degrading in summer heat, the Board determined they cannot remain stored in the unconditioned West Well house. Thomas Snodgrass will coordinate with Tim McInroy and Rick Flynn to move the stockpile to Brett Fischer's climate-controlled storage shed tomorrow.
- **Spray Boat Trailer:** The Association has finalized the purchase of the dedicated boat trailer from Tim McInroy. Tim has successfully trailered the spray boat, removed it from the lake near the fueling area, and placed it in his personal winter storage. LVA will proceed with transferring the trailer title.
- **Outside Equipment Quarantine Protocol:** The committee finalized a strict protocol for outside contractors brought in for the upcoming Alum application. Before the alum equipment enters the lake basin, the contractor must: (1) Provide their formal written decontamination protocol, (2) Submit signed copies of Page 25 and Page 27 of the LVA

Handbook, and (3) Undergo a physical inspection by two members of the Lake Committee or LVA Board. The Board noted that neighboring lakes, such as Blue Water and Woodcliff, are adopting similar rules to prevent zebra mussel contamination. Other than that specific exception the 30 day quarantine remains in effect.

C. Improvements and Grounds Committee

Treasurer Karen Ferrin reported on community infrastructure:

- **West Well House Storage:** Mary, Chris, and Steve inspected the west pump house. Chris has volunteered to construct heavy-duty plywood shelving to organize LVA maintenance gear and lift it off the concrete floor.
- **Shelter Electrical Upgrade:** Chris is currently meeting with local electricians to obtain bids for upgrading the electrical capacity at the park shelter. The current transformer overheats under peak demand (such as the inflatables and catering equipment used at the annual picnic), and a dedicated sub-panel is required.

D. Events Committee

Ellen Jansen submitted a written summary of the annual picnic:

- **Picnic Success:** The picnic had 108 attendees and was highly successful.
- **Future Coordination & PA System:** To prevent scheduling conflicts, the Board resolved to separate the Founders plaque dedication and sports tournaments into a distinct weekend event next year, as the picnic was too hectic. The committee recommended purchasing a portable PA system/microphone for future picnics to handle announcements and hand out pickleball and fishing trophies.
- **August Schedule:** No food trucks are scheduled for the month of August.

Motion: Thomas Snodgrass moved to accept all committee reports as presented. Seconded by Karen Ferrin. Motion carried unanimously.

7. OLD BUSINESS

A. Handbook and Covenant Reorganization Update

Brett Fischer reported that the steering committee (comprising himself, Mary Haskins, and Ellen Kramer) met three weeks ago. The committee is working toward a simplified "intent" section for each covenant to clarify rules and prevent future legal disputes. Subcommittees are currently reviewing individual sections, with the next community engagement session planned for mid-August. Brett emphasized that rewriting covenants is a high threshold, requiring a 60% affirmative vote of all lot owners (68 out of 113 lots), whereas regular rules and regulations only require a 60% vote of members present at a called meeting.

B. Boat Ramp Reconstruction Project Update

Brett Fischer presented the revised Thompson Construction proposal. To manage costs, the

project scope was scaled back to preserve the concrete approach leading from the blacktop parking lot to the gate. The reconstruction will focus strictly on the active boat ramp area from the gate down into the water, totaling 570 square feet of "ArmorFlex" interlocking concrete grids.

This reduction has successfully brought LVA's projected commitment down to \$40,000.00 (with the remaining portion funded under the SID's scope). Thompson Construction requires six weeks to manufacture the custom ArmorFlex grid blocks. The Board aims to authorize the order by August 1st to ensure construction occurs during the late August/early September low water window before the fall drawdown. During construction, the Dillon family has granted emergency lake ramp access to members through their empty lot located between Steve Alcorn and Rick Flynn.

C. Legal Strategy Update

- **Lot 42 Johnson Case:** Brett Fischer reported that the Johnson family is moving forward with selling their home and has requested a "clean title" letter from LVA. Under strong advice from LVA Legal Counsel John Svoboda, the Board is withholding this letter. Because a lawsuit is pending, the title is clouded, and they cannot obtain standard title insurance. Svoboda presented an "off-ramp" settlement where \$25,000.00 from the home sale is placed in escrow to fund the installation of a compliant weathered wood roof, while the Board would agree to write off their outstanding legal fees (\$12,000.00 to \$15,000.00). The Johnsons have not yet responded to this offer. Brett will meet with Svoboda on Friday to evaluate filing a formal lien or flagging the title directly with the county. A telephonic status conference with Judge Hall is scheduled in two weeks.
- **Lot 14 Clegg Case:** Awaiting further court scheduling; no updates.

D. Alum Special Assessment Collection Status

Karen Ferrin reported on the Alum Special Assessment fund collection:

- **Collected Balance:** \$215,418.11 (including \$168.11 in bank interest). A deposit of \$20,500.00 was made today.
- **Outstanding Accounts:** 42 full lots and Thomas Snodgrass's half-lot remain unpaid. Conrads (Lot 64) have paid in full. Nelson (who is on a payment plan) owes a final balance of \$875.00, which is expected by mid-August.
- **Enforcement Strategy:** The official due date is August 1st. On August 2nd, the Board will post a "warning list" of unpaid lots at the main gate. On August 15th, LVA will officially file property liens against any lot with an outstanding Alum assessment balance.

8. NEW BUSINESS

A. Gas Pump Ownership and SID #3 Coordination

Rob Custer, SID #3 President, addressed the Board regarding the marina gas pump. Rob

confirmed that current Nebraska state laws prohibit SIDs from operating private fueling facilities, and state auditors are actively prosecuting municipal boards for compliance failures.

To resolve the liability and legal exposure, the SID wishes to transfer the physical fueling facility and operating rights to the LVA. Rob proposed that LVA operate the pump as a private co-op facility for its members. The Board discussed upgrading the pump with a Sapp Brothers card meter system (which would handle billing automatically for a fee of \$0.30 per gallon) or installing an independent credit card terminal (estimated at \$20,000.00 to \$40,000.00).

- **Action Plan:** LVA will work with its legal counsel to draft a formal easement and operational agreement with the SID to take over the fueling facility, which will be integrated with the upcoming boat ramp reconstruction area.
- **Motion:** Thomas Snodgrass moved to cooperatively work with SID #3 to establish the legal transfer of the fueling facility and its operational scope to the LVA. Seconded by Karen Ferrin. Motion carried unanimously.

B. Dispute Resolution Policy

The Board discussed the increasing frequency of phone calls and casual requests to settle minor neighbor disputes. President Fischer reaffirmed that the Board's role is to enforce the written covenants and protect common property, not to police personal squabbles.

- **Board Policy Directive:** The Board officially adopted a strict dispute resolution protocol. Homeowners are required to make documented, good-faith efforts to resolve personal property or neighborhood issues directly with their neighbors first. If the dispute involves a clear covenant violation and remains unresolved, the homeowner must: (1) File a formal written complaint with the Board, (2) Cite the specific covenant being violated, (3) Document the actions they took to resolve it, and (4) Present the complaint in person at a regularly scheduled board meeting. Casual phone calls or text complaints to individual board members will no longer be entertained.

C. Drainage Grievance (Lot 75 Sajavic vs. Lot 76 Mlnarik)

John Sajavic (Lot 75) registered a complaint regarding water drainage from Lot 76 (Mlnarik) undermining his retaining wall. Thomas Snodgrass and Brett Fischer reported on their Saturday on-site investigation, which included running water tests with hoses.

The investigation revealed that water naturally drains down the sloped terrain of the yard. During heavy rains (occurring about three times a year), water naturally pools in a low spot between the two properties and runs over the retaining wall. Because natural lot drainage is permitted under LVA covenants, and burying a downspout line is blocked by the root system of a mature oak tree, there is no active covenant violation.

- **Resolution:** The Board advised John Sajavic and Rob Mlnarik to act as neighbors and split the cost of installing a standard catchment basin/grate to drain the low spot safely. John Sajavic did not attend the meeting. If he is unsatisfied with this recommendation, he must

file a formal written complaint per the new dispute policy and present it at the August meeting.

D. Shoreline and Shore Station Violations

The Board reviewed complaints regarding weeds and derelict equipment on several waterfront properties:

- **Lot 7 (Buttner):** A complaint was received regarding weeds at the water's edge and an unused, unkempt shore station. Brett contacted Phil Buttner, who was unaware of the shoreline maintenance rules. Phil agreed to have his lawn crew spray the weeds and drag the beach. He noted that the shore station was recently repaired and will be put back into use.
- **Lot 33 (Kuchera):** A complaint was reviewed regarding shoreline weeds and multiple lifts. Brett Fischer performed a visual inspection from his boat and noted that Bob Kuchera's beach is meticulously mowed and weed-free up to the water's edge. The lifts are fully functional and actively hold his pontoon and fishing boat. The Board found no violation on Lot 33.
- **Shoreline Inspection Action Plan:** The Board resolved to conduct a comprehensive shoreline inspection this upcoming weekend to identify any genuine derelict shore stations (unused for more than 24 months per standard definitions) and address shoreline weed overgrowth consistently across all lots.

E. Boat Launch Request:

Lot 50 (Stobbe): Quarantine will be back dated to the 6/17/2026 bill of sale and visual observation of the pontoon being onsite. This is 30 days prior to the actual inspection and tagging. Motion made by Lisa Novak and seconded by Brett Fischer to allow boat launch on the requested date of July 22, 2026. Motion carried 4 in favor and 1 abstain.

F. Boat Launch Request:

Lot 66 (Bob Freudenberg): Quarantine will be back dated to purchase date. Boat was inspected by Tom Snodgrass and found to be clean and dry. Motion made by Brett Fischer to allow back date and seconded by Ellen Janssen. Motion passed unanimously.

. ADJOURNMENT

- **Motion to Adjourn:** Thomas Snodgrass moved to adjourn. Seconded by Lisa Novak. Motion carried.
- **Meeting Adjourned at 8:42 PM.**

Minutes Submitted By: Thomas Snodgrass, Vice President, Acting for the Secretary

Minutes Approved By: Brett Fischer, President

June

Treasurer's Report July 15, 2026 LVA Meeting

Checking Account
Savings Account

\$ 59,984.89
19,439.28

Beginning \$ 59,984.89
Deposits _____
Interest 20.54

Checks written from to

Check #		Amount
2489	Brad Novak - fish habitat	848.83
2496	Tom Smolgrase - menardes	37.51
2498	" " - mail box/lettering	29.56
2500	Smoker John BBQ - pig roast	1106.25
2501	Mary Haskens - inflatable	668.57
2502	Mary Beth Leaver - picnic	168.94
2503	NE. sign - decals	128.40
2504	NE. Lake mgmt - Water Quality	4980.00
2506	Dvorak Law - Johnson	297.00
2507	" " - Clegg	99.00

Total \$ out 8364.06

Balance in checkbook \$ 51,641.37
Savings \$ 19,439.28

Victory Marine LLC

1500 W Military Ave

Fremont, NE 68025

Phone: 402-721-1341 Fax: 402-721-1348

Email: info@victorymarinellc.com

Web: www.victorymarinellc.com

Tim Mcinroy - service@victorymarinellc.com

Purchase Agreement



Prepared For:

Date: 06/11/2026

Deal: 01-2240

Delivery Date: 06/11/2026

LAKE VENTURA
ASSOCIATION

5131 VENTURA DR

FREMONT, NE 68025

H:

W:

M:

E: FISCHER68025@MSN.COM

Purchase	Year	Make	Model	Serial#	Stock#	Ext Price
New	2026	SHORE LAND'R	PT2122A, BLACK	1MDBTAW19TA809522	1045	\$3,989.00

Factory Options

Dealer Accessories

Ext Price

Purchase Agreement

Amount

Unit Sale Price	\$3,989.00
Trade Allowance	(\$0.00)
Cash Difference	\$3,989.00
Accessories	\$0.00
Freight & Prep	\$0.00
Sales Tax 1	\$0.00
Tag, Lic & Reg	\$0.00
Administration Fee	\$100.00
Subtotal	\$4,089.00
Deposit	\$0.00
Cash on Delivery	\$0.00
Trade Payoff	\$0.00
Balance Due	\$4,089.00

PD 7-15-26
CK# 254
\$4,089.00

Terms of this purchase agreement: Definitions. Contract refers to this buyers order. The pronouns you and your refer to each Buyer signing this Contract. The pronouns we, us and our refer to the Dealer/Seller. Vehicle means the motor vehicle described in the Vehicle Information section. Trade-in Vehicle(s) refers to the vehicle described in the Trade-In Information section that is being traded to the Dealer/Seller as part of this transaction. Manufacturer refers to the entity that manufactured the vehicle.

Agreement to Purchase; You agree to buy the vehicle from us for the price stated in this contract. You agree to sign any documents necessary to complete this transaction. Unless you have cancelled this Contract under the condition described in the manufacturer section, if you refuse to take delivery of the vehicle, we can keep the deposits you have made to us, and you will be liable to us for all of our damages and expenses in connection herewith, including but not limited to reasonable attorneys fees.

You represent that you are of legal age and have legal capacity to enter into this contract.

Manufacturer; We are not an agent of the manufacturer. Manufacturer can change the price, design or standard features of the vehicle at any time without notice. If we cannot obtain the vehicle from the manufacturer at the price in effect as of the date of the contract, or if we cannot obtain the agreed upon product from the manufacturer, you are we can cancel this contract.

If you cancel this contract under the terms of this section, we will refund to you any amount you have paid to us. If you have delivered a trade in vehicle to us, we will return it to you. If we have already sold the trade in vehicle, we will pay you the trade-in allowance after adjusting for any pay off to the lien holder. **Insurance;** The insurance information you have given us is accurate.

Trade in vehicle; You will transfer title to the trade in vehicle to us free of all liens except those noted on this contract. You give permission to us to contact the lien holder or holders for payoff information. If the payoff information that we obtain from the lien holders differ from the amount disclosed in the contract, you agree to pay the difference to us if the actual amount of the balance owed is greater than the amount listed in this contract. If the actual amount of the balance owed is less than the amount listed in this contract, we will pay you the difference.

If you do not deliver the trade-in vehicle to us at the time of the initial appraisal we may reappraise the trade in vehicle when it is delivered to us. If the real appraised value is lower than the original appraisal, you can cancel this transaction as long as you have not taken delivery of the vehicle.

You represent that (A) you are the sole true and lawful owner of the trade-in vehicle, (B) The trade-in vehicle is never been titled under any state or federal "brand" such as "defective," "rebuilt," "salvage," "flood," etc., (C) All and missions control equipment is on the trade in vehicle and isn't satisfactory working order, and the trade-in vehicle has not been damaged by collision or other event and repaired. If any of these representations are not true, we may elect to cancel the transaction. We may also choose to reappraise the trade in vehicle and adjust the total balance due instead of canceling the transaction you agree to immediately pay us the difference.

Retail installment contract; In the event that you and we enter into a retail installment contract for the financing of the purchase of the vehicle, the terms of the retail installment contract will control any inconsistencies between this contract and the retail installment contract.

Vehicle Inspection: You are purchasing the vehicle based upon your personal inspection, and are not relying upon any opinion, statement, promise or representation of the sales person, or any other of our employees that is not contained in the written agreement you are signing today.

Vehicle Condition; You understand that the vehicle may have sustained prior body damage and may have undergone prior mechanical repairs during or

302155

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE 6-26-26	
NAME L.V.A c/o Brett Fischer					
ADDRESS 5131 Ventura Dr					
CITY, STATE, ZIP F					
SOLD BY		CASH	C.O.D.	CHARGE	ON ACCT.
		ADJSE. RETD.		PAID OUT	
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1	Bomgaars			33	14
2					
3	Sprey for weeds on				
4	6-7-26				
5	745am - 1015am			200	-
6	2 hr total				
7					
8					
9	Tim McInroy				
10	1530 Woods Dr				
11	Fremont NE 68025				
12				\$ 233	14
13	Thank U				
14	Tm				
15					
16					
17					
18					
RECEIVED BY					

from
Tim McInroy

PD 7-15-26
C# 2508
\$ 233.14



1830 E. 23rd Ave N.
Fremont, NE 68025
402-721-5808

A-6806
T-48022/48030

01-11

Selena H
REQUIR SALE

INV NO 16187983

OVES	7.99 tx
005117718852	
GLOVES	7.99 tx
005117718852	
PITCHER, MEASURING	14.99 tx
810044044386	
SUBTOTAL	30.97
7% SALES TAX 7%	2.17

On
with
Invoice

Architectural Committee Meeting

Minutes

June 18th 2026

Tavern 30 730PM

Members Present – Brett Fischer, Adam Crowe, Shane Placek, and Chip Gossett



1. Review of Requests

- a. Snodgrass Lot 83/84, Siding color Sherwin-Williams Sealskin SW 7675

2. Other Business

- a. Lot 10 only active project
 - i. Agreed to reframe garage (9x20)
 - ii. Planning on submitting roof choice, siding type and color and stone color
- b. Reviewed Charter – add definitions for roofs(weathered wood), exterior colors(earth tones) and materially restriction definition
- c. Ask Board to add that when shingles delivered that Board or Committee notified to inspect prior to installation, sheet updated

Next Meeting: 8-20-26

730pm

30 Tavern

Lake Ventura Roof/Exterior Finish Worksheet

Please Review Supplementary Covenants #1,2 and 3, page 16 of the Current Handbook
When All Applicable Information is Complete Submit to the Chairperson of the Architectural Committee

Property Owner's Name(s): David + Janice Pruss

Lot Number and Address: 5022 Ventura Dr. #99

Contractor: GGR 511 N. Broad Fremont

Roofs:

Manufacturer: Malarkey

Name of Shingle: Weathered Wood Plus

Grade and Rated Year of Shingle: Vista Class 4 IR

Sample or Brochure Included: Yes / (No)

Roof Pitch (minimum of four inches per foot [4-12 pitch]). 4-12

Exterior Finish:

Manufacturer if Applicable: _____

Siding Type/Material: Wood Siding, Brick, Stone, Vinyl/Steel Lap **Please circle all that apply**

Exterior Colors: _____

Date Submitted: _____

Architecture Committee Approval/Denial: [Signature]

Date Signed: 7/14/24

Lake Ventura Board of Directors Approval/Denial: [Signature]

Date Signed: 7/15/24



CONSTRUCTION AGREEMENT

GGR and Exteriors LLC
511 N Broad St.
Fremont, NE 68025
Dan Gaskin: (402) 620-4677
ggrextiors22@gmail.com

Property Owner's Name	
Janice Pruss	
Property Address	
5022 Ventura Dr, Fremont, Nebraska, 68025	
Property Owner's Phone	Email
(402) 720-3967	Jpruss@dodgecountyrealtygroup.com
Insurance Company	Claim Number
Estimated Job Start Date	Estimated Date of Completion

This Construction Agreement (this "Agreement") is entered into by the property owner(s) set forth above ("Owner") and GGR and Exteriors LLC ("Company"). Owner hereby engages Company as general contractor of record to furnish all labor and materials to perform the work to repair or replace the damage to Owner's property (the "Property") in accordance with applicable building codes and industry standards to restore it to its pre-loss condition (the "Work"). This Agreement shall be subject to Owner's insurance company ("Insurer") approving Owner's claim for the Work and this Agreement does not obligate Owner or Company in any way unless Owner's insurance claim is approved by Insurer and accepted by Company. The cost of the Work as set forth below shall be equal to the amount of the replacement cost value authorized by the Insurer (including all overhead and profit) plus the insurance deductible which shall be paid by Owner to Company (the "Agreed Price"). The Agreed Price shall be increased by any upgrades and/or additional work authorized by Owner and approved by Company and/or by any supplements authorized by the Insurer. The Agreed Price shall be payable to Company as follows: (i) actual cash value shall be payable upon receipt from Insurer; (ii) the deductible and any upgrades shall be payable upon delivery of material to Owner's property, and (iii) the remainder, including any recoverable depreciation and supplements, shall be payable upon completion of the Work. Owner hereby authorizes Insurer, any public adjusters or other third parties to make payment of any benefits or proceeds for the Work under the claim directly to Company. Owner hereby authorizes Insurer to include Company as a copayee on all checks or drafts now or hereafter payable for the Work. Company and its authorized representatives are NOT acting as public adjusters.

SCOPE OF WORK

☒ Tear off existing shingles and underlayment.	• Underlayment:	Ice and Water/Synthetic
☒ Replace rotted decking. If needed \$65 a 4'X8'	• Shingle Type:	Vista Class 4 IR
☒ Install underlayment selected.	• Shingle Manufacturer:	Malarkey
☒ Install ice and water shield in all valleys.	• Shingle Color:	Weatherwood Plus
☒ Replace flashing where needed.	• Ridge Cap:	Replace
☒ Install new plumbing jacks.	• Valleys:	Replace W Valley Metal
☒ Install shingles selected per mfg. specifications.	• Vents:	Install Ridge Vent
☒ Seal and paint all roof penetrations.	• Starter:	Replace
☒ Clean up and dispose of all construction debris.	• Plumbing Jacks:	Replace
☒ Roll yard and driveway with magnet.	• Drip Edge:	Replace (Bronze)
☒ Provide workmanship warranty. 5 years	• Warranty:	15 Years

ADDITIONAL TRADES / NOTES

GGR & Exteriors will remove existing wood shake shingles and replace with Malarkey's Vista Class 4 IR. Ice and water per code. Permit is included in price. GGR will also provide a price for ECOStar's Niagra shake shingle with 9" exposure;

Roof Class 4 Malarkey Vista:	\$16,248
or	
Roof ECOStar:	\$44,064

Lake Ventura Roof/Exterior Finish Worksheet

Please Review Supplementary Covenants #1,2 and 3, page 16 of the Current Handbook
When All Applicable Information is Complete Submit to the Chairperson of the Architectural Committee

Property Owner's Name(s): Thomas G. Surinnes

Lot Number and Address: Lot 84 + 1/2 83, 5106 Ventura Dr

Contractor: SELF

Roofs:

Manufacturer: _____

Name of Shingle: _____

Grade and Rated Year of Shingle: _____

Sample or Brochure Included: Yes / No

Roof Pitch (minimum of four inches per foot [4-12 pitch]): _____

Exterior Finish:

Manufacturer if Applicable: Sherwin William

Siding Type/Material: Wood Siding, Brick, Stone, Vinyl/Steel Lap **Please circle all that apply**

Exterior Colors: Sherwin Williams Sealskin (SW 7675)

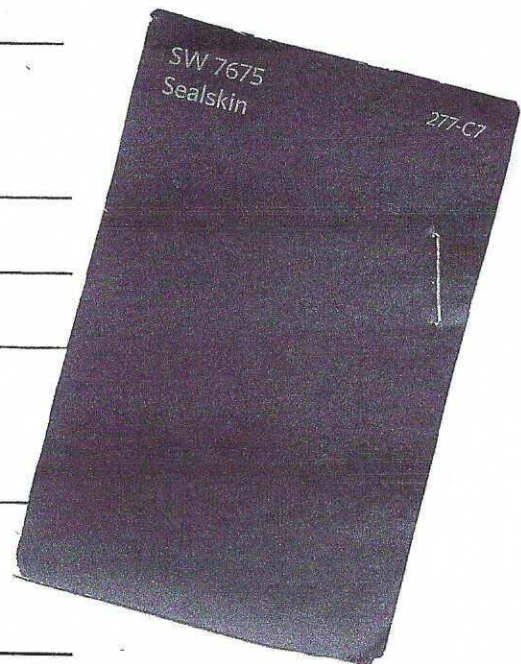
Date Submitted: 2026-06-09

Architecture Committee Approval/Denial: [Signature]

Date Signed: 7/14/20

Lake Ventura Board of Directors Approval/Denial: [Signature]

Date Signed: 7/15/20





PROPOSAL - FINAL

2404 N LINCOLN AVE FREMONT, NE 68025 - PHONE - 402-704-2008 - FAX - 402-704-2009

TO: LAKE VENTURA & DODGE COUNTY SID #3

BID DATE: 7/2/26

PROJECT NAME: BOAT LAUNCH IMPROVEMENTS

LOCATION: LAKE VENTURA

ATTN: BRETT FISCHER / BILL EKELER

SID #3 - PRICE BREAKDOWN

NO.	DESCRIPTION	QUANTITY	PER	UNIT PRICE	TOTAL
1	MOBILIZATION	1.00	LS	\$ 4,000.00	\$ 4,000.00
2	DESIGN & GPS CONTROL ON EXCAVATOR	1.00	LS	\$ 2,000.00	\$ 2,000.00
3	SAW CUT AND PAVEMENT REMOVAL AND HAUL OFF	82.00	SY	\$ 40.00	\$ 3,280.00
4	RIVER ROCK REMOVAL	5.00	TONS	\$ 25.00	\$ 125.00
5	BOULDER REMOVAL	13.50	TONS	\$ 36.00	\$ 486.00
6	RETAINING WALL REMOVAL	40.00	LF	\$ 6.00	\$ 240.00
7	EXCAVATE AND HAULOFF EXCESS SOIL	50.00	CY	\$ 40.00	\$ 2,000.00
8	BX1100 GEOGRID UNDERLAYMENT	30.00	SY	\$ 37.00	\$ 1,110.00
9	1.5" CLEAN LIMESTONE BASE COURSE	15.00	TONS	\$ 120.00	\$ 1,800.00
10	ARMORFLEX 50	342.00	SF	\$ 39.00	\$ 13,338.00
11	DECK LANDING PAVEMENT	64.00	SF	\$ 25.00	\$ 1,600.00
12	SURFACE RESTORATION	1.00	LS	\$ 1,500.00	\$ 1,500.00
SID #3 TOTAL				\$	31,479.00

LAKE VENTURA - PRICE BREAKDOWN

1	MOBILIZATION	1.00	LS	\$ 4,000.00	\$ 4,000.00
2	DESIGN & GPS CONTROL ON EXCAVATOR	1.00	LS	\$ 2,500.00	\$ 2,500.00
3	SAW CUT AND PAVEMENT REMOVAL AND HAUL OFF	50.00	SY	\$ 40.00	\$ 2,000.00
4	GATE REMOVAL	1.00	EA	\$ 500.00	\$ 500.00
5	DOCK REMOVAL	1.00	EA	\$ 750.00	\$ 750.00
6	EXCAVATE AND HAULOFF EXCESS SOIL	80.00	CY	\$ 40.00	\$ 3,200.00
7	BX1100 GEOGRID UNDERLAYMENT	50.00	SY	\$ 32.00	\$ 1,600.00
8	1.5" CLEAN LIMESTONE BASE COURSE	25.00	TONS	\$ 125.00	\$ 3,125.00
9	ARMORFLEX 50	570.00	SF	\$ 39.00	\$ 22,230.00
10	SURFACE RESTORATION	1.00	LS	\$ 1,500.00	\$ 1,500.00
LAKE VENTURA TOTAL				\$	41,405.00

GRAND TOTAL				\$	72,884.00
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EXCLUSIONS

- 1 Any Fuel Pump or Line Relocation
- 2 Any Asphalt Removal / Replacement
- 3 Boat Dock Replacement

BY: KELLY THOMPSON
TITLE: PRESIDENT
DATE: 7/2/26

SIGNATURE:

Kelly Thompson

New Owner Information for Home Owner's Association/Condo Regime

I, the undersigned, do hereby authorize Ambassador Title Services and or its assigns, to share the information below with the Home Owner's Association or Condo Regime associated with my property.

Name: Marylee Stobbe and John Stobbe

Property Address: 1919 Buena Vista Point, Fremont, NE 68025

Mailing Address: 709 N 57th Ave, Omaha, NE 68132

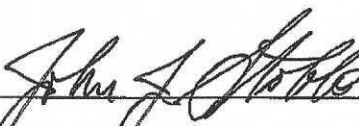
Phone Numbers: 402-890-6972

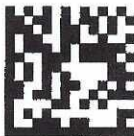
Email Address: johnjstobbe@gmail.com

Closing date: 10/18/20



Marylee Stobbe


John Stobbe



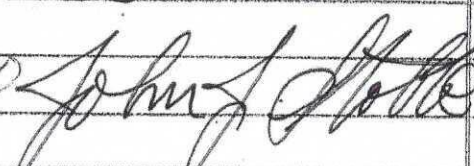
85495-1175-0

Seller: Robert Muezing
1875 Sandy Point Drive
West Point, NE 68788

TO

John J. Stobbe
709 N. 57th Ave.
Omaha, NE 68132

DATE 6-17-2026	ORDER NO.
SHIP TO John 402-890-6972	

Salesperson	Date Shipped	Shipped Via	F.O.B. Point	Terms	
QUANTITY	DESCRIPTION			LIST PRICE	TOTAL
1	2015 Bennington 22.5X8R Tritoon Serial # ETWB 2375 D515				20,000.00
1	2014 Yamaha F115XB Outboard Motor Serial # 6EKX 1004259				5,500.00
1	2015 Bear Tandem Axle Tritoon Trailer Model # PB 14-20 TTL w/Brakes Serial # 41YAB2321 E1055 221 NE License Number X5X-173				2,000.00
Total					27,500.00
Boat, Motor & Trailer Sold As Is Where Is					
Received By 					



Sealand Marine's Post



Sealand Marine is at Sealand Marine.

May 24 · Omaha · 🌐



EDIT- SOLD!! 🤖

2015 BENNINGTON 22' SXSr TRITOON BOAT

****SALE PRICE \$29,995****

Check out this well-maintained 2015 Bennington 22 SXSr, a perfect blend of comfort, performance, and style on the water. This pontoon is equipped with Bennington's SPS (Sport Performance System) tritoon package, giving you enhanced stability, smoother handling, and improved speed compared to standard pontoons.

Powered by a reliable 115HP Yamaha 4-stroke outboard (229 hours), this setup delivers excellent fuel efficiency and dependable performance whether you're cruising, tubing, or enjoying a relaxing day on the lake.

Included is a tandem axle Bear trailer, making transport and storage easy and convenient.

If you're looking for a versatile, family-friendly pontoon with upgraded performance, this Bennington is a great option!

This boat is being offered on consignment, so trades will not be accepted.

Stock #: O-CON-MUET

Stop by Sealand Marine, 10702 S. 144th St, Omaha or call 402-334-8232 to schedule a test drive today!

Mon.-Fri.: 8:00 AM – 5:00 PM

Saturday: 9:00 AM – 2:00/3:00 PM

Sunday: Closed

#SealandMarine #BenningtonMarine #Omaha #BoatLife #SaleSaleSale



Write a comment...



New Owner Information for Home Owner's Association/Condo Regime

I, the undersigned, do hereby authorize Ambassador Title Services and or its assigns, to share the information below with the Home Owner's Association or Condo Regime associated with my property.

Name: Robert Freudenburg

Property Address: 5244 Ventura Drive, Fremont, NE 68025

Mailing Address: PO Box 331

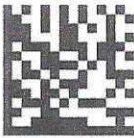
Phone Numbers: (402) 750-6292

Email Address: bfrdnbrg@telebeep.com

Closing date: 4-1-2026

Robert Freudenburg

Robert Freudenburg



83521-1175-0