

Meeting Minutes

Lake Ventura Association

July Board Meeting

Date: July 7, 2025

Location: 1910 Buena Vista Point

Call to Order: The meeting was called to order at 6:36 PM.

Roll Call:

- **Present:**
 - Brett Fishcher, President
 - Mary Haskins, Vice President
 - Karen Ferrin, Treasurer
 - Tom Snodgrass (took minutes in Secretary's absence)
- **Absent:**
 - Ellen Jansen, Secretary

Others Present:

- Steve Alcorn
- John Sajevic

Review of Minutes:

- June minutes were sent to the board for review. On July 8 Tom Snodgrass motioned to approve the minutes, seconded by Mary Haskins. (Motion Passed)

Open Discussion Before the Board: None.

Treasurer's Report:

- Report presented and attached.
- **Bills:**
 - Motion to pay bills made by Mary Haskins, seconded by Karen Ferrin. (Motion Passed)
- **Treasurer's Report Acceptance:**
 - Motion to accept the Treasurer's Report made by Mary Haskins, seconded by Karen Ferrin. (Motion Passed)

Committee Reports:

- **Architectural Committee:**

- Report attached.
- Motion to accept Lot 16 exterior painting made by Mary Haskins, seconded by Karen Ferrin. (Motion Passed). Application attached.
- **Pools/Sasse:** Board agreed no LVA action required.
- **Lake Management Committee:**
 - Report attached.
 - Algae: No additional discussion.
- **Party Committee:**
 - No report.
 - **Next Event:** Food trucks on a as available basis.
- **Improvement Committee:**
 - Committee formed and meeting. No report.
 - **Founders Monument: will discuss next committee meeting.**
- **Boat Committee:**
 - Verbal Report - 1 new boat, 22 old boats launched.
 - Wood boats: Concerns were raised regarding the compliance of a recently launched wood motorboat with LVA rules. The Boat Committee will verify compliance.
 - Serpentine driving: Discussed, no action taken.
 - Multiple tubes: Discussed, no action taken.
 - Pontoon safety: Discussed, no action taken.
- **Motion to accept Committee Reports:**
 - Mary Haskins motioned, Karen Ferrin seconded acceptance of committee reports. (Motion Passed)

Old Business:

- **Review JEO Survey (Brett Fishcher):**
 - In JEO's opinion, the location is too steep, and a push-in ramp will not be successful.
 - Brett will invite JEO to the next board meeting to discuss other options.
- **Update of Algae, Timeline, How to Pay, etc. (Tom Snodgrass):**
 - Included in Lake Management Committee report; no additional discussion.
- **Community Letter Draft (Brett Fishcher):**
 - Included in Architectural Committee report; no additional discussion.
- **Buoys (Brett Fishcher):**
 - Due to arrive on July 18th.
- **Founders Monument (Ellen Jansen):**
 - To be discussed at the next meeting in the Improvement Committee report.
- **Lot 14/Trees (Mary Haskins):**

- Trees believed to still be below 6'. No action required as long as trees are below 6'.
- **Derelict Lots (Mary Haskins/Tom Snodgrass):**
 - **Lot 7 beach:** Boat lift has been pulled out of the lake and is now on the beach. Brett to reach out and discuss if they are interested in selling derelict lift or docks abandoned on the beach.
 - **Lot 104 beach:** Derelict boat lift has been repaired. No further action planned.

New Business:

- **Flag Poles (Brett Fishcher):**
 - Discussed; board felt that there are no association guidelines or restrictions and homeowners may proceed with flag pole installation using their own judgment.

Adjournment/Next Meeting:

- **Next Meeting:** August 6th
 - **Location:** 1910 Buena Vista Point
 - 6:00 PM: Executive session for technology training. **Please bring laptops.**
 - 6:30 PM: Open session.
- **Adjournment:** The meeting adjourned at 7:58 PM.

Attachments:

- 1 Treasures Report
- 2 Architectural Committee Report
- 2a Lot 16 Improvement Worksheet
- 3 Lake Management Report
- 4 JEO Report

Treasurer's Report
for LVA meeting July, 2025

Checking Account	\$ 53,925.21
Savings account.	<u>19,234.94</u>
Total	\$ <u>73,160.15</u>

Checks written from June 3 to July 7, 2025

check #		Amount
2447	NE. Dept. of Revenue - Taxes owed	370.80
2448	Victory Marine - 2024 Invoiced 01-44548	591.70
2449	Mary Anne Bray - picnic	159.47
2450	Mary Harkens - Bounce House / picnic	1311.51
2451	JE Engineering - Boat Ramp	1450.00
2452	Mike Paulson - shredding	250.00
Total PD out		\$ <u>4133.48</u>

Interest
deposits

Balance In Checkbook \$ 49,791.73
Savings \$

Architectural Committee Meeting

6-19-25

Members:

Brett Fischer LVA Board Member (Chair)

Adam Crowe

Chip Gossett

Shane Placek - absent

Rich Seitz(phone)

Joan Sorenson-Ronan; Consultant - absent

The Architectural Committee has been convened to fulfill its responsibilities as outlined in the community's handbook. With a focus on maintaining the integrity and aesthetic of the community, the committee diligently evaluates proposals for architectural changes and improvements, adhering strictly to established covenants.

1. Review of Minutes -

The committee began the session by reviewing the minutes from the previous meeting. After thorough consideration and confirmation that all recorded details accurately represented the prior discussions and decisions, the minutes were unanimously approved.

2. Community Letter –

The committee reviewed the last draft of the community letter. A discussion was undertaken specifically concerning how it pertained to the roof covenant. The three present members all felt that if a letter was to be sent out and adjusted to address issues specific to one covenant, all members of the community should receive that letter. It was recommended that a signature page for each lot/homeowner be included. All final editions of the letter should be reviewed and approved by HOA attorney Dave Mitchell, Yost Law Firm

3. Review of Requests

a. Lot 16, Weitzenkamp; 5135 Ventura Dr

Request new paint color

SW 7046 Anonymous, approved and moved forward to LVA board for approval

4. Adjourn – next meeting

7-17-25; 730 pm

1735 Laguna Dr

Lake Ventura Construction/Improvement Worksheet

Please complete all applicable information and submit to the Chairperson of the Architectural Committee.

Property Owner's name Tom & Cynthia Weitzenkamp

Lot number or Lot address Lot 14 5135 Ventura Dr

Contractor: Painting EXTERIOR Herwin Williams

Certified Plot Plan Color Anonymous 245-C5

Lot lines measured out and marked: SW 7046

Building or improvement dimensions staked out: _____

Side setback of 10 feet or more: _____

Front and back setbacks of 35 feet or more: _____

Do improvements obstruct neighbor's view? _____

Is garage at least 20 by 22 Feet: _____

Main floor dimensions at least 1200 square feet: _____

Type of facing/siding: _____

Type of roofing: _____

Electric heat or heat pump: _____

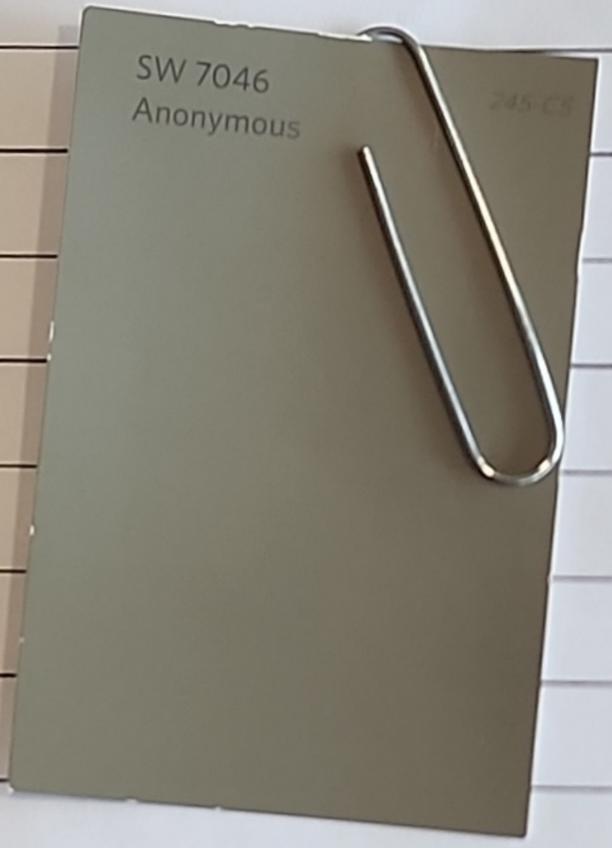
Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature] Spittfischer 10/10/25

Lake Ventura Board of Directors Approval: [Signature] Helen Fenn

Date: 10/10/25



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



Monthly Meeting: June 10, 2025, at 6:30pm

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

Reviewed responsibilities of the Lake Management/Fish committee per LVA handbook.

Steve Alcorn volunteered to take minutes.

Discussed the historical use of Nebraska Lake Management for not only purchasing chemicals and fish, but also consultation regarding lake treatment as well as currently being under contract for the Water Quality Monitoring Program

Discussed Water IQ proposal and pros/cons of alum vs ultrasound technology in trying to control algae, with the ultimate decision that the committee would recommend moving forward with Water IQ as follows:

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.

Discussed fishing tournament results:

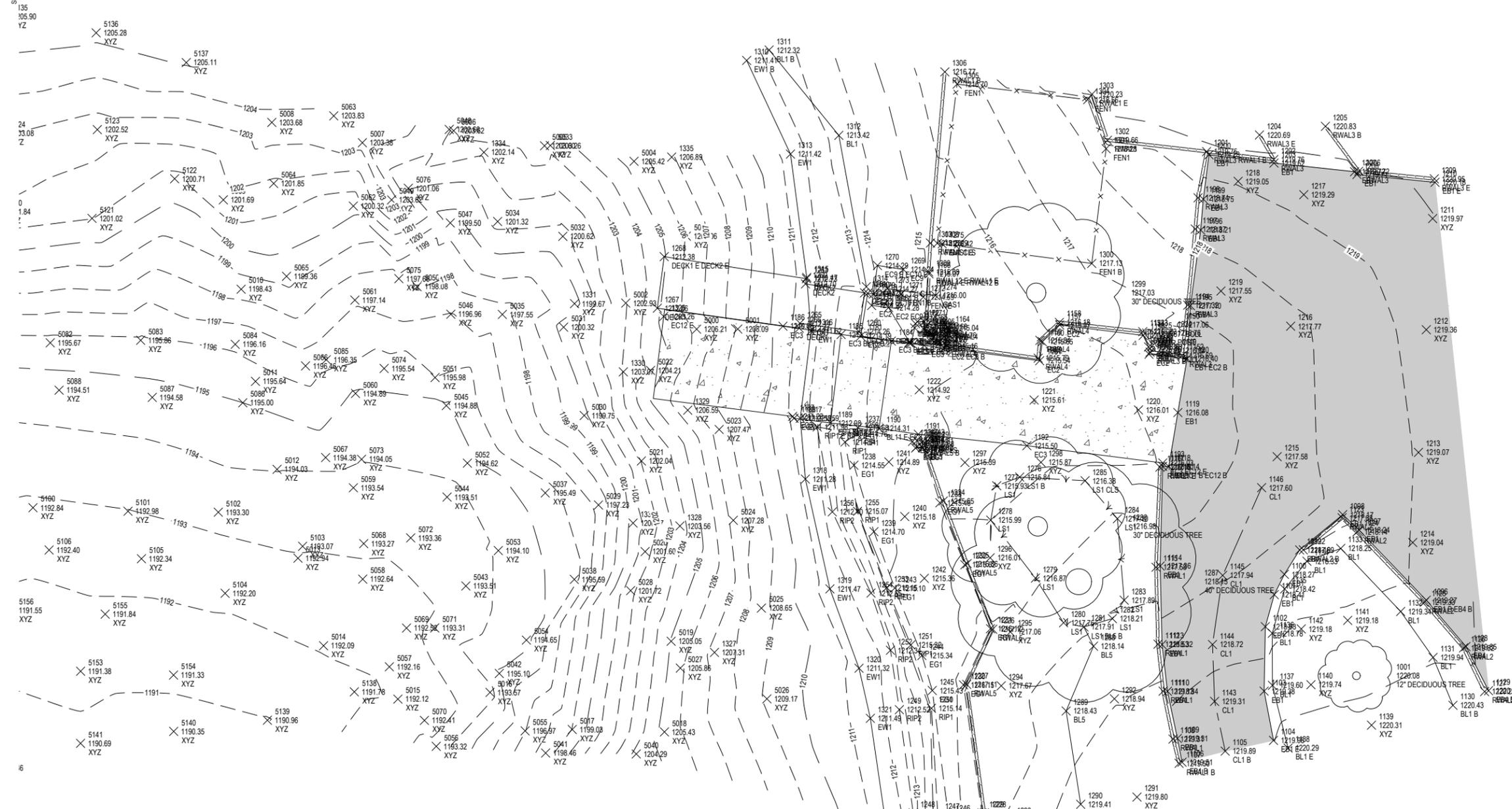
9 teams participated. Largest fish were as follows:

Bass	Alcorn	4.96pounds
Catfish	Novak	2.11pounds
Crappie	Johnson	1.52pounds

Next meeting July 8 6:30pm.

Meeting adjourned.

Submitted by Steve Alcorn



JEO CONSULTING GROUP
1937 N CHESTNUT ST
WAHOO, NE 68066
800.723.8567 | jeo.com

ORGANIZATION CERTIFICATE OF
AUTHORIZATION NUMBER: CA-0069

PRELIMINARY
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CONSTRUCTION
0%
DATE:
6/4/2025
PRELIMINARY

[DATE]
[PRINTED NAME - DISCIPLINE]
[LICENSE NUMBER]

MARK	DATE	DESCRIPTION
PD	6/4/2025	Preliminary

LAKE VENTURA HOA BOAT RAMP

DODGE COUNTY SID #3 - LAKE VENTURA
5131 VENTURA DR.
FREMONT, NEBRASKA 68025

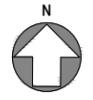
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DRAWN BY: TJR
QAQC: —

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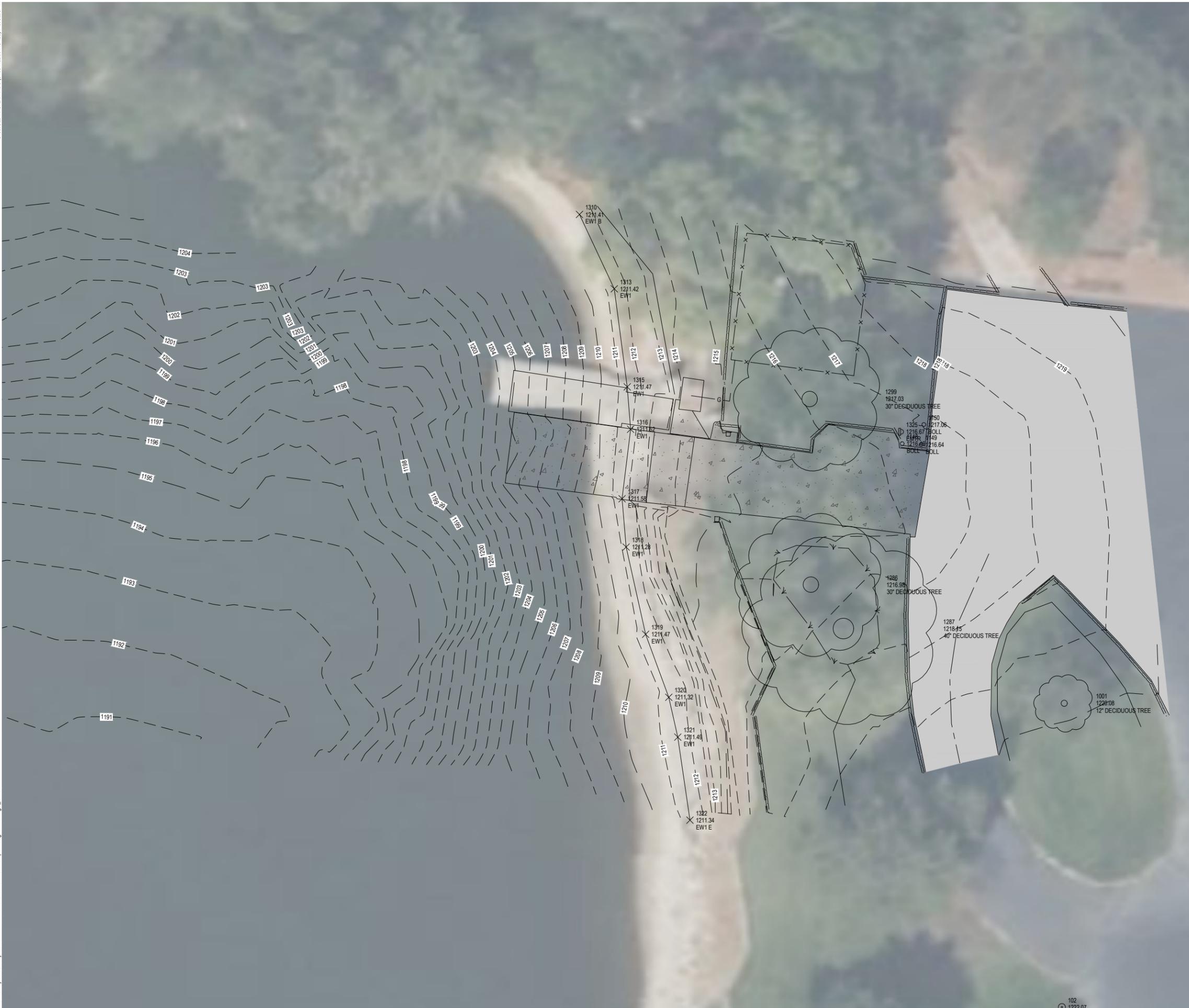
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EXISTING SITE PLAN



102
1222.07
CP



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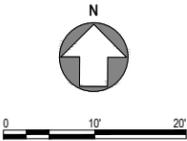
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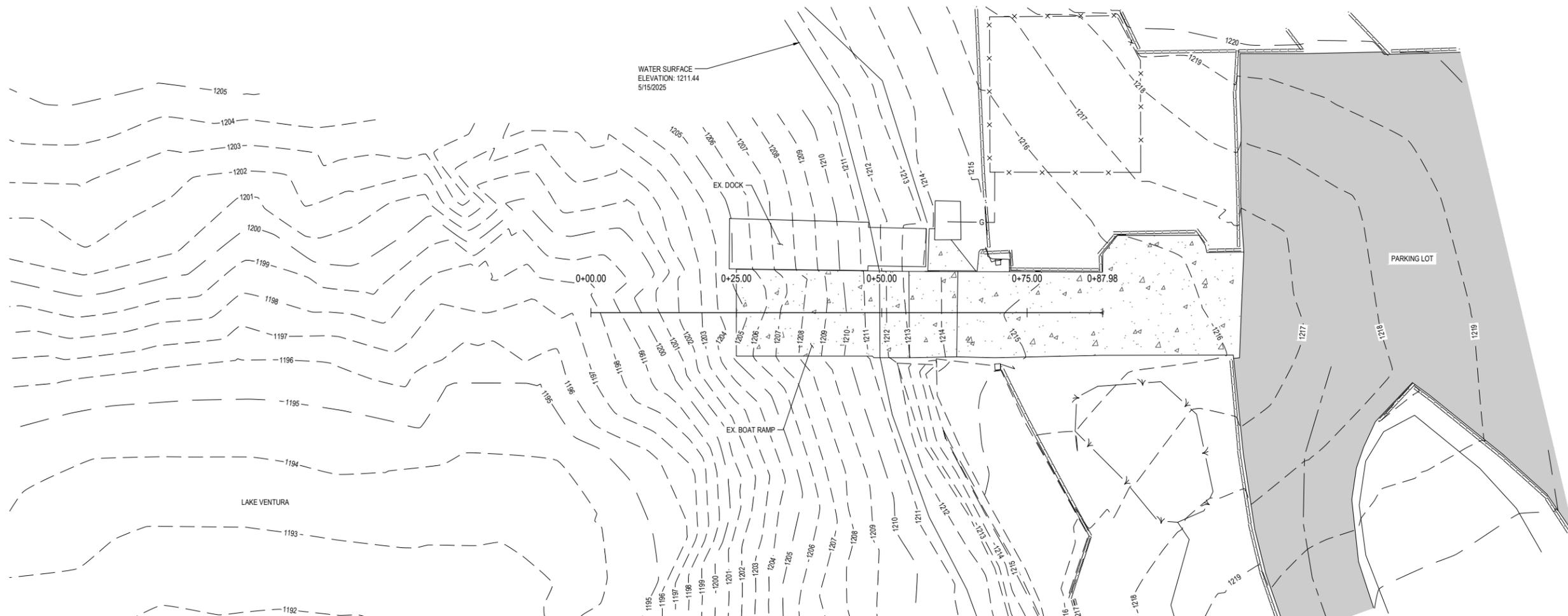
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EXISTING SITE PLAN & AERIAL





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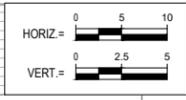
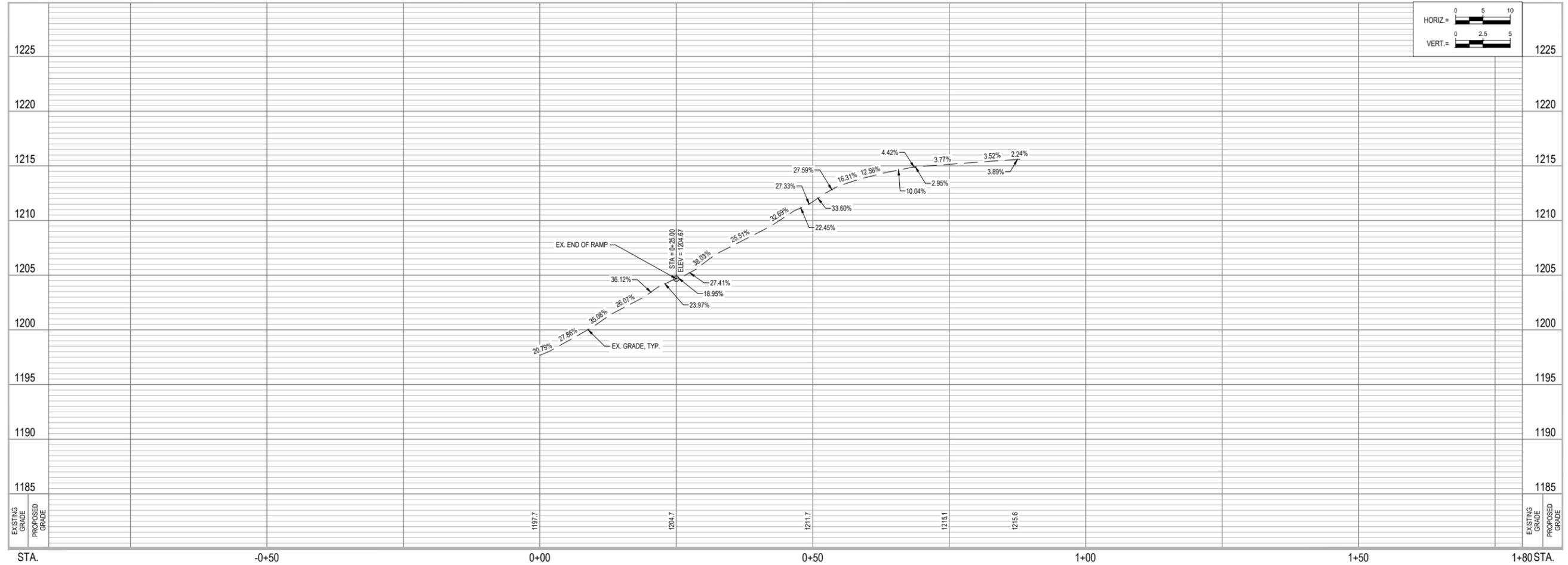
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SHEET TITLE