

August LVA Board Meeting Minutes

8/6/25

Board members present: Mary Haskins, Brett Fischer, Karen Ferrin, Ellen Janssen

Absent: Tom Snodgrass

Guests: John Sajevic, Dennis Stille (JEO)

Motion carried to approve minutes.

No open discussion.

Motion passed to move JEO report to earlier in meeting.

- 10-15% is usual recommended grade, ours is 33% (quite steep)
- 25+ years is goal longevity
- Estimated timeline: Design few months, proposal a few months, construction 2-3 months

Action item: schedule meeting with SID to discuss financing. Requesting evening meeting so those that work during the day can attend.

Treasurer: report and bills.

Architectural: committee report given.

Lake: committee members absent, will get report regarding algae plan and community meetings.

Planning/Party report given and attached.

Improvement

- Founders: Ellen working with Nik to get carpenter display quote. Will propose at next meeting
- Sign out front

Boat: report given on new boats. Addendum added.

Motion carried to approve committee reports.

Boating violations:

Lot 94 and lot 96 addressed already by board president.

Motion carried to adjourn at 8:18 PM.

Executive Session

Next meeting: Tuesday September 9th, 6:30 PM, Lot 39

Treasurer's Report July '25 LVA Meeting

Checking Account
Savings Account

\$ 47,947.72
19,264.78

Beginning \$ 47,947.72
Deposits 191.80
Interest 6.70

Checks written from June to July '25

Check #		Amount
—	IRS payment	\$ 550.00
2453	Mary Hackes	1313.00
2454	RFI Transporter	51.75
2455	Mary Beth Leaver	244.83
2456	J.E.O. Engineering	1450.00
2457	Deane Beninato	57.10

Total \$ out 3,116.68

Balance in checkbook \$ 44,489.54
Savings \$ 19,264.78



Nebraska Sign and Cover-It
 303 N D St
 Fremont, NE 68025
 +14027538888
 nsignandcoverit@gmail.com

Invoice 5371

BILL TO
 LAKE VENTURA
 Ventura Dt.
 fremont, ne 68025 us

SHIP TO
 LAKE VENTURA
 240 W. Jackson
 Fremont, ne 68025 US

DATE
 07/03/2025

PLEASE PAY
\$48.15

DUE DATE
 08/02/2025

ACTIVITY	QTY	RATE	AMOUNT
SIGNS:Decals Boat Decals #'s 12 72 76	3	15.00	45.00T

SUBTOTAL 45.00
 TAX 3.15
 TOTAL 48.15

Pay invoice

TOTAL DUE \$48.15

THANK YOU.

*PD 8-6-2025
 CK# 2458*

Packing Slip

Bart's Water Sports

9339 Castlegate Dr
Indianapolis, IN 46256
800-348-5016
info@Barts.com



BART'S
WATERSPORTS

Ship To: Seth Lansman
1410 IA-44
Harlan, IA 51537 US

Order # 23882-BWS
Date 5/18/2025
User 9010179539230
Ship Date

Item	Description	Price	Qty	Ext. Price
WS-1 Orange	Polyform Slalom Buoy - Orange	\$11.99	16	\$191.84
S-1 Yellow	Polyform Boat Path Marker Buoy - Yellow	\$26.99	14	\$377.86
WS-1 Green	Polyform Slalom Buoy - Green	\$11.99	4	\$47.96

Sub Total: \$617.66
Shipping: \$0.00
Total: \$617.66



23882-BWS

Please
reimburse
Howard Lansman
this amount for
slalom course
repair.
Thank you!

939246

NAME L.V.A co Brett	SHIP TO
ADDRESS 5131 Ventura Dr	ADDRESS
CITY, STATE, ZIP Fremont NE 68025	CITY, STATE, ZIP

ORDER NO.	TERMS	DATE 8-1-25
WHEN SHIP	HOW SHIP	SALESPERSON

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	New Pops - chairs & weights for New No Wake markers		500 -
	Please Send Payment To		
	Tim McInroy 1530 woods Dr Fremont NE 68025		
	<i>[Signature]</i> Tom		

BUYER

A-5803
T-48500/48510

KEEP THIS SLIP FOR REFERENCE

01-11



Victory Marine LLC
 1500 W Military Ave
 Fremont NE 68025
 402-721-1341
 402-721-1348
 info@victorymarinellc.com
 www.victorymarinellc.com

Sold To:

Invoice # 01-49669

LAKE VENTURA ASSOCIATION
 5131 VENTURA DR
 FREMONT NE 68025
 FISCHER68025@MSN.COM

Invoice	Salesperson	Customer	Tax Number	Date	Charge	PO Number
01-49669	TM	2756		07/31/2025	Y	Charged

Get new No Wake Markers for the coves

SKU	Description	Qty	Price	Extended	
721400	SURMARK II MARKER	2	309.99	619.98	
642505	SURMARK LABEL FOR	4	61.79	247.16	
2 Decals are per marker					
7	Tech Labor	1	165.00	165.00	
Clean markers to get ready for Decal install and install decals					
UPS	Shipping on Part	1	58.62	58.62	
Parts	925.76	Labor	165.00	Other	0.00

Victory Marine is dedicated to enhancing your overall experience by continuously improving our services. As part of our efforts to provide efficient service, we will be switching to electronic invoices and statements. This means that you will no longer receive them via mail. To ensure a smooth transition, please provide us with your current email by sending it with your payment, calling us at 402-721-1341, or emailing us at info@victorymarinellc.com.

Sale Total	1,090.76
Shop Supplies	16.50
Tax	77.51
Grand Total	1,184.77
Deposits	0.00
Amount Due	1,184.77

Architectural Committee Meeting

Agenda

7-17-25

1. Review of minutes
 - a. Minutes of 6-19-25 meeting reviewed electronically by committee members, no changes made
2. Review of Requests
 - a. There were no home owner requests to review, the committee was contacted and the meeting was postponed until the next months meeting
4. Other Business
5. Adjournment

Next Meeting: 8-21-25

730pm

1723 Laguna Dr (Sorensen)

UPCOMING EVENTS

AUGUST 14

FOOD TRUCK - SABOR CASTENO

5:30 - 7:30

SEPTEMBER 26

FOOD TRUCK - SMOKIN JOHNNY'S BBQ

FALL FESTIVAL

OCTOBER 19 4:00 - 8:00

WINTET GATHERING

FEBRUARY 7TH LOCATION TO BE DETERMINED

Submitted

8/6/25

Mary Nestins

Boat Report for August 6, 2025 Meeting

One ski boat removed from lake so mechanic can work on it in Owners driveway. Will not leave the area.

The Wooden boat from lot 63 is in complete compliance with all boat rules.

Lot 25 - put on new ^{up} boat 7-22-25. Decals were ordered. Boat was in Victory Marine's storage all winter.