

## Lake Ventura Association Annual Meeting

March 29, 2026

1pm, RVR Bank 1005 East 23<sup>rd</sup> Street

**Members present:** Brett Fischer – President, Mary Haskins – Vice President, Karen Ferrin – Treasurer, Tom Snodgrass – Member at Large, Ellen Janssen – Secretary

1. Called to order at 1:02 PM
2. Motion to approve minutes from 2025 Annual Meeting passed
3. Treasurer's report given by Karen Ferrin
  - Motion to approve passed
4. Committee reports sent in email form as well as summarized by below chairs:
  - Architectural Committee – Brett Fischer
  - Lake/Fish – Tom Snodgrass
  - Planning/Events – Mary Haskins
  - Improvement – Ellen Janssen
  - Boat – Karen Ferrin
  - Motion to approve all reports passed
5. Old business/Information
  - Information given on boat ramp bids in process
  - Lake Quality presentation summary given by Tom Snodgrass
  - Legal update given by Brett Fischer
6. New Business:
  - Ellen Kramer presented plan for updating handbook; request for volunteers; signup sheet available and maintained by Ellen Kramer. 1<sup>st</sup> community engagement meeting April 19<sup>th</sup> at 1:00.
7. 3 issues proposed via discussion and then ballot:
  - Increasing dues: \$200 this year then \$100/year for 3 years to get to \$800/year. \$500/2026, \$600/2027, \$700/2028 and \$800/2029. *52.5 Y 12 N 2 A*
    - Motion to accept by-law change passed with written ballot
  - Allum treatment with special assessment: \$3,200 per lot due within 6 months.
    - Motion to accept by-law change passed with written ballot *58.5 Y 7 N 1 A*
  - Board term limits: proposal to limit service to two consecutive terms, may run again after time off board.
    - Motion to accept by-law change passed with written ballot *49.5 Y 14 N 3 A*
8. Announcements given by Brett Fischer
  - New attorney: Dvorak Law

- Limnology Page
- Mailbox: 5003 Ventura Drive
- New architectural worksheets required for applications

9. 2026/2027 Budget proposed

- Motion to accept passed

10. 2 board positions available with 2 members nominated

- Tom Snodgrass
- Dave Christoffersen
  - Movement for unanimous ballot for 2 nominees passed
  - Both elected

11. Motion to adjourn at 2:40; passed

# Lake Ventura Association Annual Meeting

March 29, 2026

1pm, RVR Bank 1005 East 23<sup>rd</sup> Street

## Agenda: Final

Call to Order

### REVIEW OF VOTING PROCEDURES AS STATED IN LVA BY-LAWS

Quorum: twenty-eight lot owners must be present.

Twenty-five percent of lots (113 x .25 = 28.25 lots)

Zoom available to participate but not able to vote per our rules.

Voting for Board of Directors: one vote per member per full lot (Written ballot).

All other action: One vote per lot including one-half vote for half lot owned (Written ballot).

Rule/regulation/by law and special assessment votes or changes require 60% majority of lots in attendance at the annual meeting

Covenant changes require 60% of total lots (68 lots)

1. Roll call of officers.
2. Approval of Minutes
  - a. 3-16-25: attached.
  - b. Motion to approve.
3. Treasurer Report – Karen Ferrin
  - a. Report Attached
  - b. Motion to approve.
4. Committee Reports - attached.
  - a. Architectural Committee – Brett Fischer
  - b. Lake/Fish – Tom Snodgrass
  - c. Planning/Events – Mary Haskins
  - d. Improvement – Ellen Janssen
  - e. Boat – Karen Ferrin
  - f. Motion to approve.
5. SID #3 Update
  - a. Written report attached.
6. Old business
  - a. Boat ramp update – Tom Snodgrass/Brett Fischer
7. New Business
  - a. Steering Committee for Handbook Review– Ellen Kramer
    - i. Work Group – Ellen Kramer, Mary Haskins, Brett Fischer
    - ii. Community Engagement Meeting – Sunday April 19<sup>th</sup> 1PM, RVR Bank
  - b. Resolutions Before the Association
    - i. HOA Dues – Brett Fischer

52.5 Y  
17 N  
2

1. Propose to increase \$200 this year then \$100/year for 3 years to get to \$800/year. \$500/2026, \$600/2027, \$700/2028 and \$800/2029
  2. Increasing costs for water quality (over 20k in chemicals last year), aging infrastructure (boat ramp, dock replacement, digital sign), legal costs rising
  3. Vote to accept or reject the by-law change to increase annual dues.
- ii. Alum Treatment – Propose a onetime assessment - Tom Snodgrass
    1. Estimated cost of \$373,667.00.
    2. \$3,250 per lot and \$1,625 per each one half lot owned
    3. 6 months to collect.
    4. Vote to accept or reject the special assessment for alum treatment.
- iii. Board Term Limits – Brett Fischer
    1. Term limits are set at two consecutive terms.
    2. May run again after coming off the Board.
    3. Vote to accept or reject the by-law change on Board member term limits.
- c. Announcements – Brett Fischer
- i. New LVA Attorney Group
    1. Dvorak Law Group
    2. They will represent the LVA in all legal matters moving forward.
  - ii. Limnology – Link located on opening page of website.
    1. Lakeventurafremont.com
    2. Password – lakeventura1
  - iii. Mailbox – New mailbox and address
    1. Located by the Anglers
    2. 5003 Ventura Dr
  - iv. New Architectural Worksheets
    1. Propane Tanks
    2. Roofs/Exteriors
    3. Construction/Additions
      - a. Available on the website
  - v. Boat and Boat Ramp Launch Rules/Process
8. 2026/2027 Budget
    - a. Attached
    - b. Motion to accept 2026-2027 Budget.
  9. Any other items before the Board
  10. 2026 Event List/Dates
    - a. Attached
  11. Election of Board Members
    - a. Written Ballots
  12. Drawing for \$100 off yearly dues
    - a. Two lots
  13. Adjournment
    - a. Motion to Adjourn

58.5 Y  
7 N  
1 A

49.5 Y  
14 N  
3 A

**LAKE VENTURA HOMEOWNERS' ASSOCIATION**  
**Annual Meeting**  
**March 16, 2025**

**Call Meeting to Order:** Meeting was called to order by Nik Beninato, 1:35PM, at RVR Bank, 1005 E 23<sup>rd</sup> Street, Fremont, Nebraska

**Introduction of Board Members Present:** Steve Alcorn, Nik Beninato, Mary Haskins, Jeff Hamilton, and Thirty-Seven (37) lots were represented at this meeting.

**Absent:** Ric Flynn

**Approval of Minutes:** Motion was made to approve minutes of March 3, 2024, annual meeting by Joe Twidwell, seconded by Brad Holtorf, motion approved.

**Treasurer's Report:** Steve Alcorn reported on the fiscal year 2024/2025 actual spending with a breakdown of the budget. Motion was made to approve treasurer's report by Mike Callahan, seconded by Mark Johannsen, motion approved.

**Committee Reports:**

**Architectural:** No report and request was made by Rob Custer to have annual reports as addendums on the number of new boats, new roofs, and housing projects for next year. The committee agreed to have this report for the next annual meeting.

**Boat:** No report, same request as architectural report, which the committee agreed to.

**Lake & Fish:** Steve Alcorn gave the 2024/2025 Lake & Fish report – see attached

**Lake Improvement:** Jeff Hamilton reported on the berms in Buena Vista, Caliente Cove, and LaPlaya Lane cul de sacs and that bids are due back next week for landscaping. Reported on the additional expense this year for updated holiday decorations for the lake. Also updated the progress on the Allo Internet service to the lake.

**Party:** Mary Haskins Thanked the entire Party Committee, Adam Crowe, Nik and Diane Beninato, and all volunteers for all the help they provided for each event held during the entire year. She reported on the Party budget, and informed Mike Paulson will have a shred truck at the lake on June 14<sup>th</sup> for shredding of personal documents for lake residents.

**Motion** was made to approve Committee Reports by Cathy Holtorf, and seconded by Dave Pruss, motion approved.

**SID Report:** SID Chairman, Rob Custer gave report. See Attached.

Rob was asked about the SID budget and expenses. Rob explained that Labor and Sewer Treatment were the biggest expenses for the SID. No actual budget was provided.

**Old Business:** Nothing to report

**New Business:** Steve Alcorn discussed the proposed budget for 2025/2026 – see attached. Questions were asked about the possibility of a new boat ramp, of which bids have been requested. Also, the idea of adding another dock to the south side of the ramp would help. Budget surplus was also brought up, and if a tax liability is added because of the surplus. Initially yes, the tax implication is small but there is an expense for the surplus. However, once the funds are used, a credit is awarded back, so the expense is zeroed out. Another item brought up by Mary Haskins on the request of Larry Snyder was adding solar power to homes. Finally Janet Pebley brought up issues with dogs off leashes and not under control. Motion was

made to approve the 2025/2026 proposed budget by Joe Twidwell, seconded by Mike Lighthart, motion approved.

**Lake Ventura Homeowner's Association**

**Annual Meeting – March 16, 2025**

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**Lake Ventura Event Dates 2025:**

**May 3 – Lake Clean-up**

**June 7 – Fishing Tournament & Annual Picnic**

**TBA – Golf Tournament**

**July 5 – Fireworks Display**

**TBA – Rain Date**

**TBA – Boat Parade**

**TBA – Kiddie Parade**

**October 19 – Fall Party**

**TBA – Winter Social**

**Election of Board Members:** Steve Alcorn, Ric Flynn and Nik Beninato are up for re-election. Steve and Nik are retiring from the board, and Ric has decided to continue if elected. Nominations from the floor that were called were Karen Ferrin, Ellen Janssen, and Brett Fischer. Karen Ferrin, Ellen Janssen, and Brett Fischer were elected to serve for two years.

**Drawing for \$100.00 off lake dues for two lots:** Rinda Sawyer, and Brett & Kris Fischer

**Meeting Adjourned – 3:15PM**

Respectfully submitted,  
Jeff Hamilton  
Recording Secretary

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TREASURER REPORT for  
LAKE VENTURA ASSOCIATIONS ANNUAL MEETING  
ON MARCH 29, 2026

Karen Ferrin, Treasurer. Reporting expenses for the fiscal year of March 1, 2025 through March 31, 2026 was \$54,629.07 with a current balance in checking account of \$11,433.99.

The LVA Savings account: balance is \$19,322.23.

# Lake Ventura Homeowners Association

## Architectural Committee Yearly Report

Annual Summary of Activities and Achievements for the Year  
2025/2026

### Committee Overview

The Architectural Committee is one of five committees established in the bylaws of Lake Ventura. Its purpose is to review plans for new buildings and improvements of lots and homes, recommend Board approval or not of said plans or improvements. The recommendations must follow the written rules, regulations, bylaws and covenants. We met on the third Thursday of each month. An agenda and minutes are recorded and kept as well as submitted to the Board. Copies are then included with the Board's monthly minutes on our website. Members include Brett Fischer, Adam Crowe, Chip Gossett, Rich Seitz, Shane Placek, and Joan Sorenson.

### Major Projects and Approvals

- Improvement Requests: twenty-five total improvement requests were reviewed this year.
  - Two major remodels, one has commenced.
  - Four roofs
    - Two completed
    - One denied
    - One in dispute
  - Five propane tanks
    - One underground correct landscaping
    - One above ground denied.
    - One above ground approved and completed.
    - Two below ground under construction
  - One house color was denied.
  - Thirteen other requests included new decks, windows, house colors, and a pool that were all approved.
- Community Wide Letter: developed community wide letter reviewing legal issues concerning covenant disputes, homeowners' obligations etc. received greater than 60% response back.

- Revised Worksheets: Developed new worksheets specifically for propane tanks to navigate the new covenant, a worksheet for roofs and house colors and one for new construction and remodeling.

## Goals for 2026

1. Continue to streamline the application review process for timely responses.
2. Explore the use of digital resources for the application process.
3. Maintain and update guidelines to reflect evolving technologies and best practices in sustainability.
4. Encourage community participation and open forums for feedback concerning the rules and covenants that regulate our community.

## Conclusion

The Architectural Committee remains dedicated to preserving Lake Ventura's distinct character and ensuring that every project strengthens the sense of pride among homeowners. We are very committed to providing a very fair and consistent process when reviewing requests.

Respectfully submitted,

Brett Fischer, Chairman

Lake Ventura Homeowners Association Architectural Committee

**Lake Ventura Association**  
5003 Ventura Dr  
Fremont, NE 68025  
[lakeventura@aol.com](mailto:lakeventura@aol.com)



**Title:** Annual Report to Members

**Subject:** 2026 Lake Management Committee Annual Report to Members

**From:** Lake Management Committee

**To:** Lake Ventura Association Members

## Executive Summary

The Lake Management Committee made significant progress in 2025, starting with the addition of four new members to support Steven Alcorn, whose dedication had previously carried the committee's work. A major focus for the committee was determining the most effective method to reduce persistent algae and improve water clarity. Following a community input session with lake management experts and overwhelming community support, the committee unanimously recommended alum treatment. After several months of exploring the possibility of using leftover dredging bond funds, which was ultimately declined, the committee has shifted its focus to a potential special assessment and community vote to secure funding for the Alum treatment in 2026.

## Committee Overview

### Purpose:

As defined by the Lake Ventura Association handbook, the committee is responsible for the ongoing management of lake water quality, coordinating with professional lake management services for testing and treatment, and overseeing the health and sustainability of the lake's fish populations and habitat.

### Meeting time and location:

The Lake Management Committee meets at 6:30 pm on the first Tuesday of each month at Tavern 30. All association members are welcome and encouraged to join the meetings and provide input.

### Members:

Thomas Snodgrass, Chair | Steven Alcorn, Secretary | Brad Novak | David Pruss | Ric Flynn

## Lake Ventura Association

5003 Ventura Dr  
Fremont, NE 68025  
[lakeventura@aol.com](mailto:lakeventura@aol.com)



## Annual Member Education: Protecting Lake Ventura

### Preventing Invasive Species:

Protecting Lake Ventura from invasive species, such as Zebra Mussels or Curly Leaf Pondweed, is a top community priority. It is critical to remember these species can be transported by any water equipment, including your primary boats, contractor boats, used docks and boat lifts, canoes, and kayaks.

All residents and guests are reminded of two critical rules:

- 14-Day Quarantine: Lake Ventura rules require a 14-day quarantine on site before putting anything in the lake. While the Board monitors the boat ramp, all owners must help and remember to enforce this at your own beach.
- Clean, Drain, Dry Protocol: Ensure all vegetation and debris are removed, all compartments are drained, and all equipment has been thoroughly dried before entering the lake.

To strengthen our defenses, the Board of Directors is increasing scrutiny at the boat ramp this year, which includes reducing the number of people with keys and training for those that have keys.

### Reducing Phosphorus Runoff:

Phosphorus is the primary driver of algae in our lake. We ask all lot owners to be diligent in reducing phosphorus runoff from their properties.

To assist residents in choosing the right products, the committee has performed local research:

- Professional Services: We have confirmed with 5th Season that they exclusively use phosphorus-free products for their applications.
- Local Retail: We conducted a check at Menards and found that virtually all fertilizers currently on the shelves are phosphorus-free, with the exception of specific "starter" fertilizers. Please avoid starter fertilizers.

Please continue to check labels on any fertilizers or soaps used on your property. Preventing phosphorus from entering our water is the most cost-effective way to maintain a healthy and clear lake.

**Lake Ventura Association**  
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## Review of 2025 Activities

We once again engaged the services of Nebraska Lake Management to perform lake water quality analysis monthly from May through September.

**May:** Weed and algae treatment began as needed for the season.

**June:** In June we kicked off having monthly committee meetings with 3 new members joining Steve Alcorn. We reviewed the purpose of the committee and began work. We also hosted the annual fishing tournament on June 8th with 9 teams participating. Winners were as follows:

- Bass: Steve Alcorn – 4.96 pounds
- Catfish: Brad Novak – 2.11 pounds
- Crappie: Johnson – 1.52 pounds

**July:** The committee began crafting a formal presentation for residents regarding the Water IQ ultrasonic technology. A shared Google Drive was established to archive all historical lake quality data and committee communications for future transparency and continuity.

**August:** The committee purchased and installed a lake level measuring gauge. We also received a Secchi disk to assist in monitoring water clarity.

**September/October:** The committee focused heavily on evaluating long-term algae mitigation strategies. On October 19th, we held a community input session with speakers from Solitude Lake Management and Nebraska Lake Management. Following presentations on Alum vs. Ultrasonic control, there was overwhelming resident support for Alum. The committee unanimously recommended Alum as the treatment of choice, pending final Board approval and funding.

**November:** A total of \$1,700 was budgeted and used to stock 6-8" walleye through Nebraska Lake Management. The water level gauge was successfully installed under the bridge. Additionally, the committee launched the Lake Ventura Limnology website to share all water quality data. This site was created to make complex data more accessible and understandable on a long-term basis, specifically to document the current baseline and track the eventual impact and value of the alum treatment once funded:

<https://sites.google.com/view/lakeventuralimnology/home>.

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**December:** The Lake Ventura Association Board requested the committee take over research for a new boat ramp. We began reviewing preliminary designs from JEO and initiated contact with Waterways Construction.

**January:** We received the 2025 Water Quality results. While clarity was similar to 2024, Chlorophyll A (algae) levels remained above NDEE standards for most of the season. Phosphorus remains the primary driver. Additionally, the SID declined to use remaining dredging bond funds for Alum treatment due to legal constraints, requiring the Association to explore alternative funding.

**February:** Ric Flyn formally joined the committee bringing his years of experience treating the lake. The committee discussed a potential vote at the annual meeting regarding a special assessment for Alum treatment. Outreach plans include emails, flyers, and informational signage. Regarding the Boat Ramp, we are seeking additional bids from On The Water, Outback, CR Menn, and J&R Concrete.

## 2026 Key Initiatives and Funding Requests

The committee is launching several key initiatives for the 2026 season:

**Algae Mitigation:** Finalizing the details for the Alum treatment special assessment and community vote.

**Boat Ramp Replacement:** Finalizing designs and obtaining competitive bids for a potential new boat ramp.

**Adding Fish Habitat:** We have recommended the construction and deployment of approximately 100 new fish habitat structures (buckets with irrigation tubing) at a cost of roughly \$15–20 per unit. We are requesting \$2,000 from the Board for this project.

**Fisheries Management:** Developing a long-term stocking plan and managing the bass population to encourage the growth of trophy-sized fish.

Sincerely

Lake Ventura Association Lake Management Committee

**LAKE VENTURA ANNUAL MEETING**

*March 29, 2026*

**Event Committee Report**

**LVA ORGANIZED EVENTS**

**Budget: \$4,500.00**

**Actual: \$3,232.44**

Annual Picnic/Activities	June 7, 2025	\$1862.60
Shredding Event	June 14, 2025	\$ 250.00
Fall Festival	October 19, 2025	\$1121.84
Winter Social	February 1, 2026	\$0000.00
Food Trucks		\$0000.00
	<b>Total</b>	<b>\$3,232.44</b>

**Thanks to:**

The Board of Directors

The Event committee: Mary Anne Bray, Angie Gross, Mary Beth Leaver, Jenny Estudillo, Laurie Sajavic, Renae Hevlin

Rob and Beth Custer for making sure the common areas were clear of debris

Mike Paulson: InfoSafe Shredding

And all the others who stepped up to help during and after the events

**THANKS TO THE FOLLOWING FOR ORGANIZING NON - LVA SPONSORED EVENTS**

Kiddie and boat parades: Diane Beninato

Trophy - Joe Twidwell Judges – Mark and Melissa Johannsen, Cathy and Brad Holtorf  
 Fireworks (**funded strictly by community donations**) ..... Organizer - Rob Custer  
 Beach Volleyball.....Chris and Jenny Estudillo  
 Slalom Coarse set up and maintenance.....The Lansman family

**2026 – 2027 Event Dates**

Annual Picnic and Activities	June 6 & 7, 2026
Fireworks	July 4 <sup>th</sup> , 2026
Fall Festival	October 18, 2026
Winter Social	February 2027
Food trucks as scheduled by the Event Committee	

Respectfully Submitted,

Mary Haskins

03/29/2026

ANNUAL BOAT REPORT FOR  
LVA Meeting Sunday March 29th, 2026

Karen Ferrin, Chair Person

Six new watercraft was inspected and put on our lake.

All boats had proper documentation prepared and reviewed by the boat committee. there were 3 ski boats and 3 pontoons..

There were no serious accidents reported for the year.

To refresh, all boats must be "legally" licensed prior to bringing them to ramp for launching with the LVA Launching Verification Documents. All residents must have insurance in full force

throughout the boating season. Every boat requires:

Lot number decals to be attached. If you need a replacement decal, see Karen. All paperwork filled out and approved by Boat Committee, tarps completely removed off boat, whistle, oars, etc, on boat.

Any new boats have 30 days to get Lot Number Decals on, just like a car.

Also remember to have your lights on when boating at night.

# Boat Committee Report

The Boat committee put on three new ski boats and three new pontoons in the summer of 2025.

Lot # 11	Ski boat	Keith Kreikemeier
Lot # 25	Ski boat	Ethan Kindler
Lot # 25	Pontoon	Ethan Kindler
Lot # 69	Ski boat	Steve Allely
Lot # 72	Pontoon	Mike Lighthart
Lot # 76	Pontoon	Robert Mlnarik

We need to remind residents to submit the LVA Boat Launch Verification documents with proof of insurance annually.

New residents have 30 days to get a sticker/decals for their boats, just like a new car.

Reminder to have tops off and the boat completely ready to be launched.

Also, the ski course and buoys are installed and removed by Howard Lansman and his family.



## 2025-2026 Grounds Improvement Committee Report

### Key Projects/Improvements

1. Annual Christmas Light Display
2. New HOA Mailbox

The HOA now has an in-neighborhood address and mailbox located at the entry to the lake! (Special thanks to the work and coordination of Tom Snodgrass!)

Address: 5003 Ventura Drive



3. Founder's Monument

This has been a priority project to display the founding members of Lake Ventura. The original marble entry sign was placed in a new wooden display form constructed by Mike Emanuel, this beautiful structure will be formally unveiled at the summer picnic in the park.





**Future Projects/Improvements**



**Budget and Expenditures:**

	<b>\$5,500</b>	<b>\$650</b>
<b>Founder's monument</b>		\$ 1,750.00
<b>Fall décor</b>		\$ (175.00)
<b>Christmas light install</b>	\$ 2,630.46	
<b>Christmas light removal</b>	\$ 2,500.00	
<b>New Mailbox</b>		
	\$ 369.54	\$ (1,100.00)

## DODGE COUNTY SID #3- LAKE VENTURA ANNUAL REPORT 2025

It is our pleasure to present to all SID #3 Residents our 2025 Annual Report

Our responsibilities for SID #3 continue to be more demanding with the Nebraska and the Federal Environmental Quality Rules and Requirements.

We now rely on Bob Mahlendorf for our water and sewer responsibilities, with the unfortunate passing of Jim Wilcynski last May 2025. Bob maintains a Class II Wastewater License and a Class IV Water Operator's License and has been employed with us for over 18 years.

1) Jan/Feb/Mar:

SID purchased materials for 2<sup>nd</sup> Pickle Ball court and installation began.

3/19/25, Our area suffered a major blizzard/ice storm, causing extreme power outages in the Fremont DU service area. Generators were rented but unable to connect to our system.

On 3/23/25, Fremont DU restored our power, but considerable damage was done to our wells, lift stations and treatment plant from power surges. Electrical repairs were completed and surge protectors installed. In November 2025 the DU and our electrician completed the new 3 phase upgrade and installation at our wells and treatment plant. Total cost of the upgrade was \$20,651.24. Our water/sewer system can now accept generators for backup power in the event of another power outage.

2) April/May/June:

The second Pickle Ball court was completed with the assistance of Dave Kramer and numerous residents' assistance. Spring startup began with fertilizing of the grounds and cleanup.

Special thanks to Brad and Cathy Holtorf for installing flags on our streetlights. Our secretary started compiling 2025/2026 budget documents for Erickson and Brooks, CPA.

On May 29, The State of Nebraska inspected all SID facilities. Water/sewer and all reports/documentation were complete and approved.

3) July/August/September

We are pleased to inform you that Saturday, July 4, 2026, has been secured for our annual fireworks display.

**NO TAX DOLLARS ARE PROVIDED FOR THIS SHOW. THE DISPLAY IS PROVIDED BY YOUR DONATIONS.**

We estimate the cost between \$25,000.00 to \$30,000.00 for this years display.

We do want to thank all of you for contributing and special thanks to Karen Ferrin for her continued efforts in collecting your donations.

Our Budget/Audit meeting was held on September 16, 2025. Erickson and Brooks assisted with our budgeting and auditing process for the fiscal year. Our 2025/2026 tax request for SID #3 was set at .399507 per \$100.00 of valuation. Our tax levy decreased from the previous year of .416734 to the current .399507. Please note future changes in reporting. SID #3 fiscal year is July 1, through June 30<sup>th</sup> of each year.

With our budget/audit being completed in September of each year our SID #3 Annual Report is then filed with the Nebraska State Auditor and will then be provided to you by email.

- 4) August/September we completed restoration of Caliente Cove, La Playa Lane and Buena Vista Point Cul-de-sacs. September-major repairs were completed on the Weir and Aerators at the treatment plant, thanks to Jack Ekeler for manufacturing our obsolete parts. Additional repairs were also completed on the old well head by Lane Western.

5) October/November/December:

Tennis Court Area- October completed landscaping around the perimeter of the courts. Removed 50-year-old railroad timbers and constructed block retaining walls. We also added new mud rock around the perimeter.

November 4, 2025, the County performed a biannual inspection on the bridge. The bridge has H-15 rating and load limit of 30,000 lbs.

**PLEASE RESPECT THIS WEIGHT LIMIT.**

November- Water fountain area has been rebuilt removing locust trees and stump. Retaining wall has been rebuilt and new electrical service installed.

In closing, there has been a great deal of speculation regarding the SID funding an Alum Treatment for Lake Ventura. We must advise you this is not possible due to Nebraska State Statutes, (31-727) the law by which Sanitary Improvement Districts are Governed. Therefore, our attorney, Koley Jessen PC, L.L.O, has advised our board that it would be unlawful for a public subdivision to expend funds on improvements to a privately owned lake.

Respectfully Submitted,

Rob Custer- Chairman  
Steve Allely- Clerk  
Nik Beninato  
Bill Ekeler  
Ric Flynn

# Official Notice: Authorization for a Progressive Increase of Annual Dues

## 1. Executive Summary

This document serves as official notice regarding a request for a progressive increase in annual dues.

## 2. Proposed Increase

This by-law change seeks to authorize the following.

*“To increase the annual dues to five hundred dollars per lot (seven hundred and fifty dollars per lot and one half owned) for 2026 and an additional one hundred dollars for the next three years (2027,2028,and 2029) for a total of eight hundred dollars per lot (twelve hundred dollars per lot and one half owned).*”

## 3. Voting Requirements

*“Rules, regulations and By-Laws may be amended by a sixty (60) percent majority vote of attendance at a legal annual or special meetings of the general membership...Proper notice would be not less than 10 days or more than 15 days in writing. One vote per lot and one-half vote per half lot owned.”*

In compliance with these bylaws, this notice is being distributed between March 14<sup>th</sup>, 2026, and March 19<sup>th</sup>, 2026. The Following thresholds must be met for the by-law change to pass:

- A. **Quorum:** 25% of the total association membership (lots) must be in attendance to have a legal meeting.
- B. **Authorization:** Requires **sixty (60) percent** majority vote of lots in attendance.
- C. **Weighting:** One (1) vote per lot, one half (0.5) vote per half lot.

## 4. Rational

There has been a significant increase in costs what the LVA is responsible for at the lake. With the recent legal opinion concerning co-projects with SID #3 aging infrastructure costs need to be paid for entirely by the Association.

- A. Water quality – over 20k was spent last year for chemicals and spraying. Boat maintenance, possible ultrasonic algae control, and water testing.
- B. Infrastructure – Boat ramp and dock, currents estimates are over 50k to complete this project.
- C. Legal costs – Our legal cost concerning lawsuits while fulfilling our duty and responsibility of enforcing and upholding all covenants, by laws and rules and regulations of Lake Ventura have risen considerably. Also, there are legal fees regarding the review and reworking of our current handbook.

## 5. Association Leadership

**Board of Directors:** Brett Fischer, President | Mary Haskins, Vice President | Karen Ferrin, Treasurer | Ellen Janssen, Secretary | Thomas Snodgrass, Member at Large

For questions, please contact Brett Fischer, President LVA Board of Directors

402-719-0370 or [fischer68025@msn.com](mailto:fischer68025@msn.com)

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



## **Official Notice: Authorization for a one time special assessment.**

**To:** Lake Ventura Association Members

**From:** Your Board of Directors

**Date:** March 11, 2026

**Subject:** Special assessment

### **1. Executive Summary**

This document serves as the official notice regarding a referendum on a one-time special assessment for alum treatment of Lake Ventura. This initiative follows the October 19th community session, which showed overwhelming informal support for this restoration path.

### **2. When: Sunday, March 29, 2026**

Both sessions will take place at **RVR Bank**.

- **12:00 – 12:45 PM | Technical Q&A Session:** Featuring Dr. John Holtz from SÖLitude Lake Management. This is the designated time for all technical and procedural questions.
- **1:00 – 3:00 PM | Annual Meeting & Referendum:** In respect of the members' time, **there will be no open discussion regarding the alum treatment during this session.** Members are expected to arrive prepared for an "up or down" vote.

### **3. Proposed Special Assessment**

The referendum seeks to authorize the following

*"All association members are required to pay a one-time special assessment of \$3,250 per full lot and \$1,625 for each half lot for alum treatment, due by August 1, 2026. Any member who fails to pay by the deadline is subject to a property lien for collection. In the event of a property transfer prior to the due date, the assessment remains an obligation attached to the lot; sellers must disclose this pending assessment to prospective buyers and agents at the time of listing."*

### **4. Procedural Authority & Voting Requirements**

This referendum is conducted in accordance with the association bi-laws as stated on page 8 of the LVA Handbook:

## Lake Ventura Association

5003 Ventura Dr  
Fremont, NE 68025  
lakeventura@aol.com



*"Rules and Regulations and By-Laws may be amended by a sixty (60) percent majority vote of attendance at a legal annual or special meeting of the general membership... Proper notice would be 'not less than 10 days or more than 15 days' in writing. One (1) vote per lot for changing Rules and Regulations and By-Laws."*

In compliance with these bylaws, this notice is being distributed between March 14th and March 19th, 2026. The following thresholds must be met for the assessment to pass:

- **Quorum:** 25% of the total association membership must be in attendance to have a legal meeting.
- **Authorization:** Requires a **sixty percent (60%) majority vote** of lots in attendance.
- **Weighting:** One (1) vote per full lot; one-half (0.5) vote per half lot.

## 5. Project Rationale: Restoration & History

### A. The 2007 Success and Environmental Legacy

Lake Ventura has a documented history of success with professional Alum application. The 2007 treatment serves as our benchmark for what is possible:

- **The "Bottled Water" Standard:** Following the 2007 treatment, a memo from Larry Snyder noted "at the 15' level our lake looks like tap water".
- **The "Lost Wrench" Testimonial:** Resident Jack Ekeler shared during the community meeting that after the treatment, the water became so clear that a wrench he had previously lost off his dock became perfectly visible on the lake bed.

### B. The 2019 Dike Failure: A Critical Setback

The long-term benefits of our previous treatment were compromised by an extraordinary environmental event in 2019. A significant breach in the local dike system flooded Lake Ventura with an unprecedented volume of agricultural runoff. This runoff carried high concentrations of phosphorus, which acted as a "nutrient overload," prematurely consuming the remaining active Alum that had protected our lake since 2007.

### C. Scientific Strategy: Alum vs. Alternatives

At the October 19th community session, experts compared Alum to alternative strategies like Ultrasonic algae control. The consensus was overwhelming:

- **Treating the Cause, Not the Symptom:** While Ultrasonic methods target existing algae, Alum treats the "fuel" (Phosphorus) that causes blooms. By "locking" 2,250 lbs of phosphorus, we prevent the problem at the source.

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- **Overwhelming Support:** An informal vote at the October session and response to community emails showed overwhelming resident support for the Alum treatment as the most durable and cost-effective long-term solution. While we understand upfront costs are high we expect the treatment to be effective for many years.

### D. Economic Rationale & Accountability

- **Property Value Protection:** Lakefront property values are intrinsically tied to water quality. Proactive restoration prevents the devaluation associated with "dead" or closed lakes.
- **Effectivity Monitoring:** Unlike in 2007, where effectiveness relied on resident testimonials, we are now prepared with a comprehensive, active monitoring plan that will allow us to precisely track the treatment's success. We expect to see lower **phosphorus**, leading to lower **chlorophyll a** levels, which will result in increased water clarity and improved oxygen concentrations. You are invited to monitor the transformation of the lake water quality yourself on the new Lake Ventura limnology website:  
<https://sites.google.com/view/lakeventuralimnology/home>.

### 6. Technical Specifications (SOLitude Lake Management)

Pending approval and collection, SOLitude is scheduled to perform the application in **late 2026** during optimal water temperature periods. The process includes:

- **Chemical Load:** Application of **40,000 gallons of Aluminum Sulfate** and **20,000 gallons of Sodium Aluminate** to inactivate phosphorus.
- **Safety Protocol:** Continuous pH monitoring throughout the treatment process to guard against unplanned changes and protect the aquatic ecosystem.
- **Abatement Goal:** The application is precisely calculated to abate up to **2,250 lbs of Phosphorus**.

### 7. Association Leadership

**Board of Directors:** Brett Fischer, President | Mary Haskins, Vice President | Karen Ferrin, Treasurer | Ellen Janssen, Secretary | Thomas Snodgrass, Member at Large

**Lake Management Committee:** Thomas Snodgrass, Chair | Steven Alcorn, Secretary | Brad Novak | David Pruss | Ric Flynn

*For questions, please email us at [lakeventura@aol.com](mailto:lakeventura@aol.com) or contact anyone on the board.*

# Official Notice: Authorization for a Change in Board Term Limits

## 1. Executive Summary

This document serves as official notice regarding a request for a term limit on members of the LVA Board of Directors.

## 2. Proposed Change

This by-law change seeks to authorize the following.

*To re-establish the original term limits on LVA Board of Directors to state... "Directors may be re-elected but may serve only two (2) consecutive terms."*

## 3. Voting Requirements

*"Rules, regulations and By-Laws may be amended by a sixty (60) percent majority vote of attendance at a legal annual or special meetings of the general membership...Proper notice would be not less than 10 days or more than 15 days in writing. One vote per lot and one-half vote per half lot owned."*

In compliance with these bylaws, this notice is being distributed between March 14<sup>th</sup>, 2026, and March 19<sup>th</sup>, 2026. The Following thresholds must be met for the by-law change to pass:

- A. **Quorum:** 25% of the total association membership (lots) must be in attendance to have a legal meeting.
- B. **Authorization:** Requires **sixty (60) percent** majority vote of lots in attendance.
- C. **Weighting:** One (1) vote per lot, one half (0.5) vote per half lot.

## 4. Rational

Term limits are advocated to reduce the power of incumbency and encourage fresh perspectives. Helps to reduce stagnation at the Board level while allowing our covenants, by-laws, rules and regulations, to serve as the constant roadmap for governance. Original vision of the Lake Ventura Founders to help encourage fellowship and a sense of commitment, accountability, and proprietorship of our community.

## 5. Association Leadership

**Board of Directors:** Brett Fischer, President | Mary Haskins, Vice President | Karen Ferrin, Treasurer | Ellen Jansen, Secretary | Thomas Snodgrass, Member at Large

For questions, please contact Brett Fischer, President LVA Board of Directors

402-719-0370 or [fischer68025@msn.com](mailto:fischer68025@msn.com)

2025-26 LVA Treasurer's Report and Proposed Budget for 2026-27

INCOME	2024-25 Actual	2025-26 Budget	2025-26 Actual	2026-27 Proposed
Carry Over	\$20,103.27	\$33,481.91	\$33,683.84	\$11,433.99
Assessments	\$33,850.00	\$33,850.00	\$33,850.00	\$56,500.00
Interest	\$175.02		\$166.41	
Decals	\$15.00		\$90.00	
Late Fees	\$54.00		\$66.00	
Misc.			\$131.80	
Total Income	\$34,094.02	\$33,850.00	\$34,304.21	\$56,500.00
Total Available	\$54,197.29	\$67,331.91	\$67,988.05	\$67,933.99
<b>EXPENSES</b>				
Business Expenses	\$600.70	\$4,500.00	\$4,311.42	\$5,000.00
Parties/Events	\$3,252.15	\$4,500.00	\$3,295.32	\$5,000.00
Christmas Decorating	\$5,863.69	\$5,500.00	\$5,130.46	\$5,000.00
Grounds/Improvements	\$405.53	\$650.00		\$1,000.00
Lake	\$8,221.81	\$16,000.00	\$20,869.47	\$21,000.00
Fish	\$1,702.50	\$1,700.00	\$1,000.00	\$2,500.00
Legal/Accounting	\$669.00	\$1,000.00	\$18,271.80	\$16,000.00
Free Dues Drawing				
Misc.			1750	\$1,000.00
Total Expenses	\$20,715.38	\$33,850.00	\$54,628.47	\$56,500.00
Notes:				
Contingency fund balance as of \$19322.23				
Detail on Lake Expenses:				
Spray Boat Parts & Service	\$914.31		\$2,182.16	
Water Quality Monitoring	\$3,250.00		\$5,050.00	
Chemicals	\$2,407.50		\$7,021.88	
Weed Treatment	\$1,650.00		\$1,313.00	
Bouy Install			\$1,784.77	
Ski Course			\$617.66	
Water Test			\$2,900.00	
Total Expenses	\$8,221.81		\$20,869.47	

# ANNUAL LAKE ACTIVITIES

- March ..... Annual Meeting  
(LVA Board of Directors)
- May .....Lake Clean-up  
(LVA Board of Directors)
- June (1st Saturday) .....Fishing Tournament  
(Lake Management/Fish Committee)
- June (1<sup>st</sup> Saturday and Sunday) .....Annual Picnic/Activities  
(LVA Event Committee)
- \*July ..... 4<sup>th</sup> of July Fireworks  
(Scheduled by Community Volunteer)
- \*July.....Boat/Kiddie Parade  
(Community Volunteers)
- October..... Fall Decorations  
(LVA Grounds Improvement Committee)
- October (3<sup>rd</sup> Sunday) ..... Fall Festival  
(LVA Event Committee)
- November..... Holiday Lighting  
(LVA Grounds Improvement Committee)
- February..... Winter Social  
(LVA Event Committee)

\*Non LVA sponsored events

Food Trucks - as scheduled by Event Committee

*Contact committee Chairs to volunteer or provide feedback and suggestions  
for the good of the Lake Ventura Community*