


LAKE VENTURA ASSOCIATION ANNUAL MEETING

March 29, 2026

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- ▶ Quorum: 28 lot owners present, 25% of lots ($.25 \times 113 = 28.25$)
- ▶ Board of Directors: One vote per member present per full lot, written ballots
- ▶ All other voting: One vote per lot, half vote per half lot owned
- ▶ Rule, Regulation, Bylaws and Special Assessment votes require 60% majority of lots in attendance of a legal meeting
- ▶ Covenant change requires 60% vote of total lots

REVIEW OF VOTING PROCEDURES

- ▶ Approve minutes from March 16, 2025 Annual Meeting
- ▶ Minutes included in email
- ▶ **Motion to approve**

APPROVAL OF MINUTES

- ▶ Karen Ferrin
- ▶ Report Attached
- ▶ **Motion to accept**

TREASURER REPORT

- ▶ Architectural Committee – Brett Fischer
- ▶ Lake/Fish Report – Tom Snodgrass
- ▶ Planning/Events – Mary Haskins
- ▶ Improvement – Ellen Janssen
- ▶ Boat – Karen Ferrin
- ▶ Reports Attached
- ▶ **Motion to accept**

COMMITTEE REPORTS

- ▶ Annual report for 2025 included in packet
- ▶ Board Members:
 - ▶ Rob Custer, Chairman
 - ▶ Steve Allely, Clerk
 - ▶ Nik Beninato
 - ▶ Bill Ekeler
 - ▶ Ric Flynn

DODGE COUNTY SID #3 UPDATE

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OLD BUSINESS

- ▶ Multiple Bids Obtained
- ▶ JEO Engineering
- ▶ TCI Thompson Construction
- ▶ Waterways Construction

BOAT RAMP

- ▶ Four part process
- ▶ Alum treatment to reduce phosphorus levels in the lake
- ▶ Continue to spot treat for grass and weeds
- ▶ Ultrasonic algae treatment to prevent blooms
- ▶ Community education on fertilizer use, address commercial applicators and watering habits to decrease contaminating the lake

LAKE QUALITY

- ▶ Involved in three legal disputes this year and engagement with council on handbook/covenant update
- ▶ Total spent: \$14,384.00 through February 2026
- ▶ General Council: \$2,115.00
- ▶ SID Dispute/Lot 92(Janssen): \$3,750.00
- ▶ Lot 14(Clegg): \$4,617.00
- ▶ Lot 42(Johnson): \$3,900.00
- ▶ Handbook Update: \$0.00

LEGAL UPDATE

NEW BUSINESS

- ▶ Steering Committee created
- ▶ Work group includes Ellen Kramer, Mary Haskins, Brett Fischer
- ▶ Attorney selected, given all LVA documents to review
- ▶ Plan community engagement meetings for input Sunday, April 19th 1PM-3PM at RVR Bank Community Room

HANDBOOK UPDATE

- ▶ Current \$300.00/year
- ▶ Purpose an increase for 2026 to \$500. Then increase \$100/year for the next three years to get to \$800/year in 2029
- ▶ Continuing increasing costs for water quality (over \$20k in chemicals/spraying last year, ultrasonic equipment approximately \$45K) aging infrastructure (boat ramp, dock greater than \$50k), electronic message/community information board, legal fees to uphold and defend community rules, regulations, by-laws and covenants
- ▶ **Vote to accept or reject by-law change**

HOA DUES

- ▶ Alum Treatment – one-time special assessment, fall application
- ▶ Estimated cost \$374,000
- ▶ \$3,250/lot, additional \$1,625/half lot owned
- ▶ Six months to collect for fall treatment
- ▶ **Vote to accept or reject special assessment for alum treatment**

ALUM TREATMENT SPECIAL ASSESSMENT

- ▶ Board Members serve two-year terms
- ▶ Limit to two consecutive terms (Four years)
- ▶ May run again after stepping off the Board for a term
- ▶ Increase participation of the community in the Board process
- ▶ **Vote to accept or reject by-law change to limit Board Member terms**

BOARD TERM LIMITS

- ▶ LVA Attorney Group
 - ▶ Dvorak Law Group
- ▶ Limnology
 - ▶ Link located on website
- ▶ LVA Mailbox and Address
 - ▶ 5003 Ventura Dr.
- ▶ New Architectural Worksheets
 - ▶ Located on the website
 - ▶ Roofs/Exterior, Propane Tanks, and Construction/additions

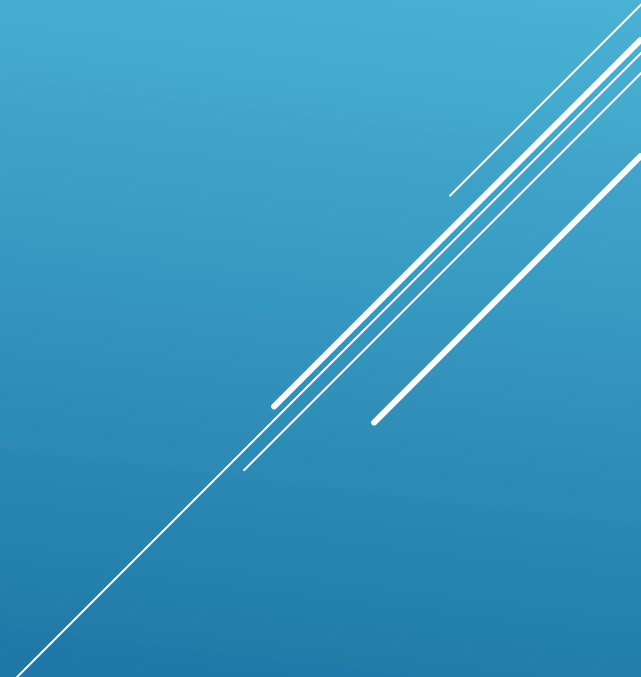
ANNOUNCEMENTS

- ▶ Boat/Boat Ramp Launch
- ▶ Tom Snodgrass and Ellen Janssen
 - ▶ Rules, Documentation, and Process

ANNOUNCEMENTS

- ▶ New Budget Attached
- ▶ Questions
- ▶ **Motion to Accept**

BUDGET
MARCH 2026 – MARCH 2027

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Budget 2026- 2027 Proposed No Changes in HOA Dues

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	\$33,850.00
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	\$33,850.00
Total Available	\$54,197.29	\$67,331.91	\$67,988.05	\$45,283.99
EXPENSES				
Business Expenses	\$600.70	\$4,500.00	\$4,311.42	\$4,500.00
Parties/Events	\$3,252.15	\$4,500.00	\$3,295.32	\$4,000.00
Christmas Decorating	\$5,863.69	\$5,500.00	\$5,130.46	\$4,000.00
Grounds/Improvements	\$405.53	\$650.00		\$500.00
Lake	\$8,221.81	\$16,000.00	\$20,869.47	\$8,000.00
Fish	\$1,702.50	\$1,700.00	\$1,000.00	\$2,000.00
Legal/Accounting	\$669.00	\$1,000.00	\$18,271.80	\$10,350.00
Free Dues Drawing				
Misc.			1750	\$500.00
Total Expenses	\$20,715.38	\$33,850.00	\$54,628.47	\$33,850.00
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	
Ramp			\$2,900.00	
Total Expenses	\$8,221.81		\$20,869.47	

Budget 2026- 2027 Proposed with Increased HOA Dues

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- ▶ Annual Lake Activities
- ▶ List Attached

2026 – 2027 EVENTS



- ▶ Voting on two positions
- ▶ Written ballot
- ▶ Each member present votes one vote for each position available

ELECTION OF BOARD MEMBERS

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- ▶ Two lots
- ▶ Must be present
- ▶ \$100.00 off 2026/2027 annual dues

DRAWING FOR DUES

- ▶ Ed Christoffersen
- ▶ Lyman Niebaum
- ▶ Janet Pebley
- ▶ Jim Wilczynski

IN MEMORANDUM



- ▶ **Motion to Adjourn**

ADJOURNMENT