

Lake Ventura Association (LVA) Board Meeting Minutes

Date: April 14, 2026

Time: 6:35 PM – 8:41 PM

Location: Residence of Brett Fischer

1. Call to Order & Roll Call

The meeting was called to order at 6:35 PM.

Board Members Present:

- **Brett Fisher:** President
- **Tom:** Vice-President
- **Karen:** Treasurer
- **Ellen:** Secretary
- **Dave Kristoffersen:** Member at Large (via Zoom)

Guests:

- Mary Haskins, Steve Alcorn, and Marlon Eckerson.
-

2. Election of Officers

As this was the first meeting following the annual meeting, the board formalized officer roles for the upcoming year.

- **President:** Brett Fisher
 - **Vice-President:** Tom
 - **Treasurer:** Karen
 - **Secretary:** Ellen
 - **Member at Large:** Dave Christoffersen
-

3. Approval of Minutes

- Minutes from the March 26 meeting were reviewed and accepted.
 - Approval of minutes from February 10 and the Annual Meeting was tabled to allow for further review and inclusion of additional business.
-

4. Treasurer's Report

Account Balances:

- **Checking:** \$10,888.23
- **Savings:** \$19,347.43

Notable Expenses:

- IRS Tax Payment: \$550.00
- Legal Fees (various firms): Approximately \$3,344.60
- Fish Habitat Supplies (Brad Milvak): \$1,000.00

Dues Collection:

- Only 34 out of 113 lots have paid their dues to date.
 - **Motion:** Extend the dues deadline to the end of the month with no penalty.
Approved. A \$15 monthly penalty will apply thereafter.
-

5. Committee Reports

Architectural Committee

The following project requests were approved:

- **Lot 13 (Eckerson):** Primed wood siding; color selection pending.
- **Lot 96 (Custer):** Extension of Chicago brickwork.
- **Lot 38 (Eckler):** Upper-floor "bump out" addition (no change to footprint).
- **Lot 60 (Hogy):** New James Hardy concrete siding (Khaki Brown/Rich Espresso).
- **Lot 62 (Kristoffersen):** New siding (Light Walnut) and garage door.
- **Blogcheck Residence:** New green front door and garage trim.

Lake Management Committee

- **Water Quality:** The board approved \$1,300 in additional testing for bottom phosphorus and turbidity to measure the effectiveness of upcoming Alum treatments.
 - **Fish Survey:** Tabled until after the Alum treatment is completed.
 - **Lake Treatment:** Current treatment lead (Rick) is stepping down. The board is exploring third-party companies or new resident volunteers to manage chemical applications.
 - **Habitat:** 19 additional fish habitat structures are ready for deployment.
-

6. New Business

- **Boat Access App:** Tom introduced a new web-based "Lake Access Control" app to digitize boat registration, insurance tracking, and gate scheduling. The board approved a \$1.00 per lot annual licensing fee for the software.
 - **Boat Ramp Replacement:** The board reviewed three bids and selected **Thompson Construction** to move forward with finalized drawings and a formal bid process.
 - **Handbook/Bylaw Restructuring:** A workshop is scheduled for Sunday at 1:00 PM at RVR to begin simplifying and clarifying the HOA Handbook.
-

7. Legal Updates

- **Lot 42:** Counterclaims and paperwork have been filed; the board is pushing for a summary judgment.
 - **Lot 14:** Lake privileges were restored following the successful trimming of hedges that were in violation.
-

8. Upcoming Events

- **Lake Cleanup:** Saturday, May 2.
- **Lake Picnic:** Saturday, June 7.
- **Fishing Tournament:** Saturday morning, June 6.
- **Fireworks & Founder's Monument Dedication:** Saturday, June 6.

9. Adjournment

The meeting was adjourned at 8:41 PM. The next meeting will be held on **May 12 at 6:30 PM** at Ellen's house.

Treasurer's Report
April 14, '26 - LVA Meeting

Checking Account	\$ 24,182.42
Savings Account	<u>19,347.43</u>
	(25.20) Int. PA.
Beginning	\$ <u>24,182.42</u>
Deposits	<u> </u>
Interest	<u>4.24</u>

check #	Checks written from	to	Amount
IRS Tax	IRS auto. Tax payment		\$ 550.00
2477	VOID		<u> </u>
2478	Brett Fischer - lock & keys		62.43
2479	Yost Law Firm - Inv. # 4428		10,075.50
2480	Dvorak Law Group - Inv. # 119533		2610.50
Total \$ out			<u>13,298.43</u>

Balance in checkbook \$ 10,888.23
Savings \$ 19,347.43

3/10/26

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name ROB CUSTER

Lot number or Lot address #96

Contractor: ROB CUSTER / JOE WICKMEYER

Certified Plot Plan -

Lot lines measured out and marked: -

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? NO

Is garage at least 20 by 22 Feet: YES

Main floor dimensions at least 1200 square feet: - (OLD CHICAGO)

Type of facing/siding: PERK FRONT OF GARAGE FROM FOOTING TO TOP OF GARAGE - SIDE EAST SIDE OF GARAGE

Type of roofing: 1/2" CEMENT BOARD (HARDIE) LAP SIDING.

Electric heat or heat pump: -

Front grass lawn: -

Concrete driveway to street: -

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: Thomas Anderson [Signature] Karen Femi

Date: _____

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): MARLYN & MARY ECKERSON

Lot Number and Address: Lot # 13 ; 5119 Ventura Dr.

Contractor: J. B. Harris ; Fremont Roofing Co, LLC (Roofing, Siding, Gutter, & more)

Roofs: N/A

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: 'LP Smartside'

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

Exterior Colors: 'Primed' Siding - Application for color change to follow
EAST, NORTH, west sides only / Replacement
MCE

Date Submitted: April 7, 2026

Architecture Committee Approval/Denial: [Signature]

Date Signed: 3/19/26

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

Date Signed: [Signature]

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): DAVE & CINDY CARLSON-ANDERSON

Lot Number and Address: #62 - 5268 VENTURA DRIVE

Contractor: CHIP GOSSETT

Roofs: N/A

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: THEODORE OR ARBOR THERMALLY MODIFIED

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

Exterior Colors: LIGHT WALNUT OR CARMEL HORIZONTAL SIDING

Date Submitted: 4/1/26

Architecture Committee Approval/Denial: [Signature]

Date Signed: 4/1/26

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

Date Signed: _____

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): Shane and Lindsey Placek

Lot Number and Address: Lot 85, 1741 Caliente Cove, Fremont, NE

Contractor: Bennett & Associates (Mike Bennett)

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]). _____

Type text here

Exterior Finish:

Manufacturer if Applicable: ProVia Ascent 2 panel fiberglass door

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

Exterior Colors: Sherman Williams, SW 6994 Greenblack (see attached pics.)

Date Submitted: _____

Architecture Committee Approval/Denial:

Date Signed: 4/12/26

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

Date Signed: _____

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): Shane and Lindsey Placek

Lot Number and Address: Lot 85, 1741 Caliente Cove, Fremont, NE

Contractor: Bennett & Associates (Mike Bennett)

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]). _____

Type text here

Exterior Finish:

Manufacturer if Applicable: ProVia Ascent 2 panel fiberglass door

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

Exterior Colors: Sherman Williams, SW 6994 Greenblack (see attached pics.)

Date Submitted: _____

Architecture Committee Approval/Denial:

Date Signed: 4/12/26

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

Date Signed: _____

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Greg & Peg Hoge

Lot number or Lot address Lot # 60 5280 Ventura Dr.

Contractor: Thermal Kins

Certified Plot Plan _____

Lot lines measured out and marked: _____

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: _____

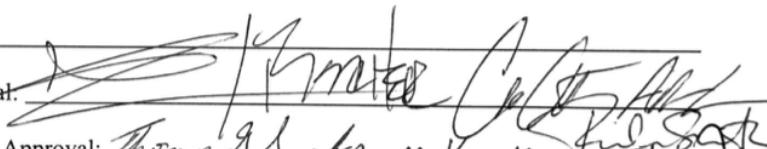
Type of facing/siding: James Hardy Concrete Board ^{Siding color} Khaki Brown
outside corner Rich Espresso

Type of roofing: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: 

Lake Ventura Board of Directors Approval: Thomas A. Buchanan Paul S. Sate

Date: _____

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Bill and Heather Ecker

Lot number or Lot address Lot 38, 5251 Ventura Drive

Contractor: Corey Kalisek

Certified Plot Plan Completed per Carl Cuzzo Designs

Lot lines measured out and marked: Will be prior to construction

Building or improvement dimensions staked out: Yes

Side setback of 10 feet or more: Yes, 22' to lot line

Front and back setbacks of 35 feet or more: Yes, rear is 96'

Do improvements obstruct neighbor's view? NO

Is garage at least 20 by 22 Feet: NA

Main floor dimensions at least 1200 square feet: NA

Type of facing/siding: Match existing vinyl

Type of roofing: Shake to match current

Electric heat or heat pump: NA

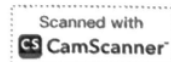
Front grass lawn: NA

Concrete driveway to street: NA

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: _____





ONE FIRM. ONE VISION. ONE CLIENT AT A TIME.

April 7, 2026

Lake Ventura Homeowner's Association
c/o Dr. Brett Fischer, President
fischer68025@msn.com
5003 Ventura Dr.
Fremont, NE 68025

Invoice # 121196
Client # 1011290
Matter # 0002

For Professional Services Rendered through March 31, 2026

RE: General Business

PROFESSIONAL SERVICES

Date	Description
3/03/26	Telephone conference with client.

TOTAL PROFESSIONAL SERVICES \$ 110.00

TOTAL THIS INVOICE \$ 110.00

*PD 4-14-26
CK# 2485*





DVORAK

Law Group LLC

ONE FIRM. ONE VISION. ONE CLIENT AT A TIME.

April 7, 2026

Lake Ventura Homeowner's Association
c/o Dr. Brett Fischer, President
fischer68025@msn.com
5003 Ventura Dr.
Fremont, NE 68025

Invoice # 121195
Client # 1011290
Matter # 0001

For Professional Services Rendered through March 31, 2026

RE: **Clegg v. Lake Ventura Association**

TOTAL PROFESSIONAL SERVICES	\$ 346.50
TOTAL THIS INVOICE	\$ 346.50

*PDC-14-26
CK# 2486*



Walgreens

#09899 1525 E 23RD ST
FREMONT, NE 68025
402-721-8872

203 0913 0023 04/01/2026 10:41 AM

APPLEBEES PROMO NO 25-500
6058120068134865041 50.00

TOTAL 50.00
VISA ACCT 7664 50.00
AUTH CODE 045260
CHANGE .00



THANK YOU FOR SHOPPING AT WALGREENS

REDEEM \$5 WALGREENS CASH REWARDS ON YOUR
NEXT PURCHASE! WALGREENS CASH REWARDS
CANNOT BE REDEEMED ON SOME ITEMS. FOR
FULL DETAILS SEE MYWALGREENS.COM

RFN# 0989-9230-9137-2604-0103





\$8.14 W CASH REWARDS AVAILABLE

myWalgreens ACCT # *****2833

HUNDREDS OF PHARMACY PLANS STILL COVER
COVID-19 OTC TEST KITS, ASK THE PHARMACY
IF YOUR PLAN COVERS TODAY!

How did we do today?

Share your feedback at
WWW.WALGREENSLISTENS.COM



within 3 days for a chance to win a
**\$500 Walgreens
Gift Card!**
or call 1-855-855-5905

SURVEY #
0989-9230-913

PASSWORD
7260-4010-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

GIFT CARD
FRANK KMENT
RVR BANK
Annual Meeting

CK # 248 2
PD 4-14-26
SO

From: thewaterslideguys@gmail.com
Subject: Payment Receipt For Your Upcoming Event
Date: March 30, 2026 at 1:30 PM
To: Mary Haskins haskins812@msn.com



https://rental.software/users/TheWaterslideGuys/images/logo-The-Water-Slide-Guys_885007.jpg

Dear Mary,

Thank you for your recent payment. Attached below is a copy of your receipt for your records.

We look forward to helping you throw the Ultimate Party! If you have any questions or concerns throughout the process you can always text or call us at **(402)979-3438**

Payment Receipt

Date: 3/30/2026 1:17pm

ID#60274447	Amount
Name: Lake Ventura Association	\$418.57
Current Payment	
Type: credit	\$418.57
TxnID: 69cabe4a06754	

The Waterslide Guys

104 Enterprise Dr #882
Gretna, NE 68028

Thank you for your business. Please print this receipt for your records.

This email was sent by: **The Waterslide Guys**
104 Enterprise Dr 882 Gretna, NE, 68028

[Manage Email Subscription](#)
[One-Click Unsubscribe All](#)

Deposit
PP Mary Haskins
CIC # 2484
4-14-26



ONE FIRM. ONE VISION. ONE CLIENT AT A TIME.

April 7, 2026

Lake Ventura Homeowner's Association
c/o Dr. Brett Fischer, President
fischer68025@msn.com
5003 Ventura Dr.
Fremont, NE 68025

Invoice # 121194
Client # 1011290
Matter # 0000

BILLING SUMMARY

For Professional Services Rendered through March 31, 2026

RE: adv. Kent and Amy Johnson

Total Professional Services	\$ 3,778.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 3,778.00



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



Monthly Meeting: April 7, 2026, at 6:30pm, Tavern 30

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

Approved 3-5-26 minutes.

Reviewed and approved Water Quality Monitoring Program from Nebraska Lake Management, which includes additions to test for bottom phosphorous and turbidity.

Recommend waiting on the fish survey until after alum treatment.

Recommend waiting on stocking until after the fish survey is done.

Discussed Nebraska Pond Management booklet and Managing Sandpits for Better Fishing article. Will review; fishing rules to come.

Discussed lake algae/weed treatment. Discussed options for finding someone to treat the lake, including sending an email to residents and contacting Victory Marine to get a bid. Ric is not interested in applying treatment but will train whoever does it on use of the boat.

We have enough supplies to 19 more fish habitat structures. Discussed using Victory Marine's barge for getting them in the lake once those are done.

Submitted by Steve Alcorn

Future topics for consideration by the committee:

Managing bass population for larger fish.

Long-term stocking plan