updated minutes

Meeting Minutes: Lake Ventura Association (LVA) Board of Directors

DATE: June 16, 2026

TIME: 6:30 PM

LOCATION: Home of Brett Fischer, 5131 Ventura Dr.

1. CALL TO ORDER

The meeting was called to order by President Brett Fischer at 6:30 PM.

2. ROLL CALL

- **Board Members Present:**
  - Brett Fischer (President)
  - Thomas Snodgrass (Vice President, acting for the Secretary)
  - Karen Ferrin (Treasurer)
- **Board Members Absent:**
  - Dave Christofferson (Member at Large)
  - Ellen Jansen (Secretary)
- **Guests Present:**
  - Deborah Kingston
  - Steve Alcorn (Lake Committee Member)

Review of Minutes:

Due to the absence of Secretary Ellen Jansen, the formal review and approval of the May 2026 meeting minutes was deferred to the next regular meeting.

3. TREASURER'S REPORT

Treasurer Karen Ferrin presented the formal financial report for the previous month:

- **Starting Checking Balance:** $54,106.03
- **Deposits:** Charge collections of $8,500.00 and checking interest of $19.70.
- **Disbursements (Checking):** Six (6) checks were drafted and cleared, totaling $2,640.84:
  - Shovel & Ney Tax Service: $660.00 (Tax preparation services)
  - D&D Marine: $174.15 (Spray boat maintenance parts)
  - Tim McInroy: $549.79 (Spray boat operations labor)
  - Postmaster: $23.40 (Stamps)
  - Dvorak Law Group: $1,123.50 (Johnson Case / Lot 42 legal services)
  - Dvorak Law Group: $110.00 (General LBA administrative legal services)
- **Ending Checking Balance:** $59,984.89

- **Savings Balance:** $19,347.43

Alum Treatment Special Assessment Collection Status (Due Aug 1st):

The Board currently has 62 lot owners who have outstanding balances for the current fiscal cycle (Total: 113 lots). The most recent batch deposit totaled $20,150.00.

4. BILLS FOR APPROVAL

The following invoices and reimbursement requests were presented for Board approval:

- **Mary Haskins (Picnic/Social Expenses):** $668.57 total, comprising:
  - Inflatable rental: $250.00
  - Smoking John's BBQ (Pig Roast catering): $1,106.25 (Note: Check 2499 was voided due to a clerical error and reissued)
  - Mary Beth: $168.94 (Picnic food side dishes)
- **Nebraska Sign:** $128.40 (Lot markers and sign detail work)
- **Nebraska Lake Management:** $4,980.00 (Annual water quality program contract and supplemental water sampling protocols). It was noted that this includes 55 distinct water samplings throughout the year, which is higher than previous years due to proactive testing.
- **Kris Fischer:** $393.44 (Reimbursement for Costco and Walmart trips to purchase food/supplies for the annual picnic).
- **Dvorak Law Group:** $297.00 (Lot 42 Johnson litigation) and $1,499.00 (Courthouse filing and processing fees).

Motions:

- **Treasurer's Report Acceptance:** Thomas Snodgrass moved to accept the Treasurer's report as presented. Seconded by Karen Ferrin. Motion carried unanimously.
- **Bills Approval:** Thomas Snodgrass moved to approve and pay all outstanding invoices as presented. Seconded by Karen Ferrin. Motion carried unanimously.

5. COMMITTEE REPORTS

A. Architectural Committee

President Brett Fischer reported on meetings and active permits:

- **Meeting:** May 21st at Tavern 30.
- **LOT 39 Exterior Painting:** Approved an exterior paint application for Lot 39. The selected color is Sherwin Williams 7719 Fresco Cream (Shoreline). The committee utilized an AI review tool to analyze the color coordinates, verifying that it conforms strictly to the earth-tone guidelines established in the LVA Charter.
- **LOT 16 Porch (Exterior Finishing):** Greg Reesen (Lot 16) was approved to frame a new front porch. The homeowner previously painted over brick with an unapproved color, which has since been removed to align with neighborhood aesthetic standards.
- **LOT 38 Roof:** Ekler, Bill. Approved an urgent electronic permit for GAF Weathered Wood

impact shingles (40-year rating) to replace a rotten cedar shake roof.

- **LOT 59 Propane:** The Janet Kelly Life Estate property (currently managed by Sean Kirk and his sister Nicole) submitted plans for a 4-foot stained cedar corner fence to conceal their propane tank from street view. This was approved by the Architectural Committee.
- **LOT 10 Garage Framing Issue:** The Board raised concerns regarding the framing on Lot 10. The contractor (Chad Parr) framed the garage for a 20 x 24-foot door without an engineered center support footing, which was not what the committee approved. The contractor was instructed to reframe the opening down to a standard height (9 x 2 foot high) to accommodate standard modern SUVs.
- **Structural Material Protocols:** The committee proposed a new policy mandating that no roofing materials may be installed on any home until the physical shingle bundles are visually inspected on-site by a Board or Architectural Committee member to confirm they match approved color codes.

B. Lake Committee

Thomas Snodgrass and Steve Alcorn reported on lake maintenance and boat operations:

- **Committee Meeting:** The committee met on June 2nd with Dave Kramer attending. All completed fish habitat structures have been successfully weighted and sunk into the lake. Final mapping is underway.
- **Phragmites Weed Control:** Identified a growth of phragmites (invasive weed with fluffy seed heads). This species requires treatment with Polaris (a specialty imazapyr chemical) rather than standard lake weed contact herbicides. Left untreated, the state could step in to mandate and charge for remediation. Treatment was completed by Tim McInroy.
- **Algae Treatment:** A contact chemical treatment for submergent weeds and blue-green algae is tentatively scheduled for June 24th or 25th to ensure clean water for the July 4th weekend.
- **Cove Dredging & Quarantine Grievance:** Guest Deborah Kingston raised concerns about severe siltation in her cove (Caliente Cove), where water depth is down to 3 feet or less behind her boat lift, causing a recent $3,000 drive coupling failure on her boat. Landscapes was suggested as a local contractor that owns dry, clean dredging equipment that remains on the lake. The Board reiterated that any outside equipment entering the lake must strictly observe the 30-day dry quarantine rule to prevent zebra mussel contamination.
- **Spraying Labor Contract:** Confirmed a verbal contract with Tim McInroy to operate the spray boat at a rate of $100.00 per hour total (the same rate paid to Rick Flynn last year). Under this contract, Tim McInroy has the option to hire a helper and split his compensation as he desires. Thomas Snodgrass moved to formally accept the contract; seconded by Karen Ferrin. Motion carried.
- **Dock Repair adjacent to Boat Ramp:** The primary connecting pin on the left side of the panel closest to the ramp was not installed correctly, leaving two main wood dock sections partially separated. Tom reinstalled the pin correctly.

C. Events and Grounds Committee

- **Picnic Success:** The annual LVA picnic was highly successful with 108 attendees.
- **Shelter Upgrades:** The committee noted that the electrical demand during peak events has exceeded the current shelter capacity, causing the transformer to overheat. Kris Fischer, Steve Alcorn, and Ellen Jansen will coordinate with an electrician to establish an upgrade budget.
- **Lawn/Mulch Maintenance:** The SID has announced that Rob and beth Custer are stepping down in their role of care and maintenance of our community grounds. They are working on a new person(s) to fill that role.
- **Awards:** Recommended having a PA system/microphone next year to announce pickleball and fishing tournament winners at the picnic.
- **Signage:** Looking to locate the historic hanging "Ventura" sign to mount near the boat ramp if it can be located.

6. OLD BUSINESS

A. Alum Contract Negotiations

Thomas Snodgrass reported on the draft contract for the upcoming professional Alum treatment. The Board requested two critical amendments before signing:

1. Removal of the contractor's unilateral right to subcontract the work.
2. Removal of the variable fuel transportation surcharge.
   The total contract cost is $340,000.00. To lock in current pricing, the Board intends to pay a 50% down payment of $170,000.00 before the August 31st deadline, with the balance due upon application.

B. Johnson Case Settlement Strategy (Lot 42)

Brett Fischer reported that the Johnson family is officially placing their home up for sale and has requested a formal "clean title / no unpaid assessments" letter from LVA.

LVA Legal Counsel (John Svoboda, Dvorak Law Group) strongly advised withholding this letter. Because the Johnsons have an active buyer lined up, the pending litigation represents significant leverage. Svoboda proposes negotiating an "off-ramp" settlement where money from the home sale is placed directly into an escrow account to fund the replacement of the non-compliant roof with weathered wood shingles, granting the buyer a 6-to-8-month compliance window. This resolution would effectively settle both the Johnson lawsuit and the neighboring Clegg lawsuit.

C. Boat Ramp: The Board formally determined to proceed with Thompson Construction's "ArmorFlex" interlocking concrete design proposal, carrying a target LVA commitment of $40,000.00 (with the remaining $51,000.00 under the SID's scope). President Brett Fischer will formally notify Thompson Construction to secure the project timeline. President Brett Fischer will contact SID President Rob tomorrow to discuss the SID's $51,000.00 portion of the boat ramp project and coordinate with Sheryl Sukup to present the plan for formal SID board approval at their upcoming meeting.

7. NEW BUSINESS

A. Board Resignation and Vacancy Appointment

The Board received a formal resignation letter from Dave Christofferson, who is dealing with complex, out-of-state legal requirements regarding the sale of his business and cannot commit the necessary time to LVA.

To fill the vacancy, Brett Fischer nominated **Lisa Novak** to join the Board as Recording Secretary, citing her professional background, independent thinking, and active community involvement.

- **Motion:** Thomas Snodgrass moved to appoint Lisa Novak to the Board of Directors to fill the vacant seat. Seconded by Karen Ferrin. Motion carried unanimously.

B. Website Architecture Update

The Board commended Mindy for cleaning up the LVA website by archiving minutes from 2023 through 2025 into sub-folders. Brett Fischer will make a formal request to the SID to resume posting their public minutes, as none have been uploaded since June 2025.

C. Lot 75/76 Drainage Grievance

John Sajavik (Lot 75) informally raised a concern regarding the Mlnarik property (Lot 76) routing his downspouts without a drainage line to the lake. The downspout discharges directly onto a wooden property fence, artificially redirecting roof runoff onto Sajavik's property and undermining his block retaining wall.

- **Action Plan:** To maintain neighborhood harmony, the Board resolved to pursue personal outreach rather than issuing a formal legal demand letter immediately. President Brett Fischer and Treasurer Karen Ferrin will perform an on-site investigation and meet with the Mlnarik family this upcoming weekend to inspect the downspout and discuss extending the pipe down to the lake shore.

D. Special Assessment Financial Audit

President Brett Fischer called for a comprehensive financial audit of the Alum special assessment fund. A mathematical discrepancy was noted between the total lots, collected funds, and pending accounts:

- Total LVA Lots: 113
- Individual Special Assessment: $3,250.00 per lot
- Expected Total Assessment Revenue: 113 lots x $3,250 = $367,250.00
- Current Alum Bank Account Balance: $201,000.00
- Outstanding Lots Pending Payment: 62
- Projected Outstanding Revenue: 62 lots x $3,250 = $201,500.00
- Resulting Discrepancy:
  $201,000 (Collected) + $201,500 (Outstanding) = $402,500.00

$402,500.00 - $367,250.00 = $35,250.00 Surplus Discrepancy

Treasurer Karen Ferrin noted that several owners are on structured partial payment plans, which may account for the math variance. President Fischer mandated that a line-by-line audit of payments by lot number be completed before the July meeting.

8. ADJOURNMENT

- **Next Meeting:** Scheduled for July 14, 2026, at 6:30 PM.
- **Motion to Adjourn:** Thomas Snodgrass moved to adjourn. Seconded by Karen Ferrin.
- **Meeting Adjourned at 9:10 PM.**

Minutes Submitted By: Thomas Snodgrass, Vice President, Acting for the Secretary