

LVA Board of Directors August Meeting

Time 630 PM

August 12th

5131 Ventura Dr

- 1) Call to order
- 2) Roll call of officers.
- 3) Introduction of guests
- 4) Anything to come before the Board.
- 5) Review minutes July meeting
- 6) Treasurer Report – Karen
 - a. Bills
 - i. Dvorak Law Group - \$3,166.50 – Lot 42, Johnsons
 - ii. Dvorak Law Group - \$2,019.50 – Lot 14 Clegg
 - iii. Kris Fischer, \$322.87 – paid fees to register spray boat and trailer
 - iv. Other bills to present.
- 7) Committee Reports
 - a. Architectural Committee – Brett
 - b. Lake/Fish Committee – Tom
 - c. Boat Committee – Tom/Brett
 - d. Events – Ellen
 - e. Improvements – Karen
- 8) Old Business
 - a. Handbook Presentation/Update – Brett
 - b. Boat Ramp Update – Brett
 - c. Legal Update – Brett
 - i. Lot 42 – Johnson
 - ii. Lot 14 – Clegg
 - d. Alum payments
 - e. Gas Pump/SID #3
 - f. Resolving disputes
 - g. Electrical system and storage building
 - h. Any other Old Business
- 9) New Business
 - a. Slalom Course upgrade - Tom
 - b. Permanent house lighting - Brett
 - c. Boat ramp access – Brett
 - d. Review Lot #9 concern or construction, Lot #10 – Norm and Debbie Hedgecock
 - e. New boat tags - Tom
 - f. Swim platforms – Tom
 - g. Boat safety, rules and regulations

August 2026

LAKE VENTURA ASSOCIATION BOARD MEETING MINUTES

DATE: August 12, 2026

TIME: 6:30 PM

LOCATION: 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)
 - Karen Ferrin (Treasurer)
 - Lisa Novak (Recording Secretary)
- **Board Members Absent:**
 - Ellen Jansen (Secretary)
- **Guests Present:**
 - Tim Brown (Lot 34)
 - Norm and Debbie Hedgecock (Lot 9)

3. MINUTES REVIEW & APPROVALS

- **July 14, 2026, Board Minutes:** The minutes of the July regular meeting were reviewed. One spelling correction was noted regarding the last name "Pruss" (transcribed previously as Proust). Upon a motion by Thomas Snodgrass, seconded by Karen Ferrin, the July minutes were approved as written with the single name correction.

4. TREASURER'S REPORT

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

- **Starting Checking Balance:** \$51,641.37
- **Interest Earned:** \$15.56
- **Disbursements (Checking):** Five (5) checks were drafted and cleared, totaling \$10,612.84. Disbursements included:
 - Kris Fischer (Picnic supplies)
 - Tim McInroy (Spray and Rawhide fertilizer/chemicals)
 - Dvorak Law Group (Legal fees)
 - Victory Marine (pontoon)

- **Ending Checking Balance:** \$41,044.09
- **Ending Savings Balance:** \$19,439.28
- **Alum Assessment Fund:** Total collections are roughly at \$60,000 pending end-of-month finalizations.

Motion: Thomas Snodgrass moved to accept the Treasurer's report as presented. Seconded by Lisa Novak. Motion carried unanimously.

5. BILLS FOR APPROVAL

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

- **Dvorak Law Group:** Two legal bills concerning Lot 14 and Lot 42 litigations.
- **Brett Fischer Reimbursement:** \$320.87 for the spray boat and trailer registration/titling, which had not been registered for three years. The trailer now has a valid license plate and Nebraska numbers.
- **Certified Mail:** \$6.00 for a certified letter sent to the Cleggs.

Motion: Thomas Snodgrass moved to approve and pay all bills as presented. Seconded by Lisa Novak. Motion carried unanimously.

6. COMMITTEE REPORTS

A. Architectural Committee

President Brett Fischer reported on active permits and committee procedures after a recent meeting at Tavern 30:

- **Lot 104 & 105 (Saase & Grimm Properties) Mailbox/Structure:** Approved a combined brick mailbox and secondary structure. The brick and cap will match the existing house.
- **Lot 10 (Stevens Property):** The committee formally approved the submitted exterior colors and dimensions, including bronze stone gutters, Hamilton dimensional roof shingles (earth tones/grays), and the downscaled 18x10 residential double garage door. The propane tank location was also approved.
- **Lot 14 (Clegg Property):** A request for a new roof was submitted and approved by the committee. The approved material is a Saint-Gobain Presidential level, Class 4 impact-resistant shingle in Weathered Wood. Delivery verification by a board member is required prior to installation.
- **Lot 10 (Stevens Property) Deck Extension Concern by Lot 9 (Hedgecock):** Norm and Debbie Hedgecock (guests) expressed concern that the proposed 15-foot back deck extension on Lot 10 will materially restrict their line of sight. Following a site visit and measurement, the Architectural Committee recommended asking the Stevens to compromise by pulling the extension back to 10 feet to preserve a 120-degree unobstructed field of view. Lengthy discussion ensued regarding original 1973 plat pins, the 35-foot shoreline setback rule, and neighborly conflict resolution. Brett Fischer

will contact the Stevens to inform them of the covenant concern and discuss the proposed 10-foot compromise.

B. Lake and Fish Committee

Thomas Snodgrass reported on lake access and committee restructuring:

- **MS Marine Quarantine Protocol:** To avoid single-sourcing boat retrievals while maintaining safety against invasive species, the Board reached a compromise with MS Marine. MS Marine will dedicate a specific trailer that LVA will seal and quarantine on-site for 30 days. Upon removal day, all boats retrieved by MS Marine must be removed simultaneously and placed on blocks before the trailer leaves LVA property. Any deviation requires a new 30-day quarantine. Motion to approve this protocol by Thomas Snodgrass, seconded by Lisa Novak. Motion carried unanimously.
- **Committee Expansion:** It was recommended to add more members with fishing interests (such as Jeff Helget, Randy Nelson, or Ben) to the committee. It was suggested that Steve Alcorn might chair the committee, freeing up Thomas to focus on the Boat Committee. The Board supports this restructuring. The committee should formalize its request for board approval at the next meeting.

C. Events Committee

- **Fall/Halloween Event Cancellation:** Given the massive financial commitments this year (Boat ramp reconstruction, ongoing legal fees), the Board debated the necessity of the Fall/Halloween party. The Board noted that upcoming expenses, including Christmas lighting (budgeted at \$5,000), require strict financial caution to avoid depleting the remaining \$60,000 general fund or seeking loans.

Motion: Brett Fischer moved to cancel the Fall/Halloween event for this year due to budget restraints. Seconded by Karen Ferrin. Motion carried unanimously.

D. Improvements and Grounds Committee

Karen Ferrin reported no new formal updates, though community grounds items were addressed under Old/New Business.

7. OLD BUSINESS

A. Handbook and Covenant Reorganization Update

The next community meeting regarding the Handbook rewrite is scheduled for Sunday, September 13th at Noon at RVR. The committee will provide draft table of contents, glossaries, and structural examples to interested members who sign up ahead of time. The final presentation target remains the Annual Meeting in March.

B. Boat Ramp Reconstruction Project Update

Kelly Thompson requested that the boat ramp be officially closed starting September 9th. SID #3 will be contacted to shut off the gas pump by September 8th or 9th so excavation can begin safely.

Materials will arrive by September 15th, with a 7-to-10-day construction timeline. The \$41,000 financial commitment for the ramp will be required shortly after.

- **Dock Workday:** A community volunteer workday is tentatively scheduled for the weekend of September 12th-13th to power wash the removed dock sections, replace rotted decking, and install new cleats and bumpers (materials donated by Brett Fischer).

C. Legal Strategy Update

- **Lot 14 (Clegg):** With the roof replacement approved, LVA's attorney will contact the Clegg's attorney to issue a letter of dismissal for the pending lawsuit.
- **Lot 42 (Johnson):** The Johnson family is selling their home with a closing date of the 27th. LVA has stipulated that the closing documents must escrow/disburse the outstanding Alum treatment payment. Once received, the lawsuit will be dismissed, and the new owners will be granted an appropriate timeline to address the roof covenant violation.

D. Alum Payment to Solitude Lake Management

The Board confirmed the math and contract figures for the first phase of the Alum treatment.

Motion: Thomas Snodgrass moved to write and send a check for \$183,625.00 to Solitude Lake Management for the first half of the Alum bill, due August 31st. Seconded by Karen Ferrin. Motion carried unanimously.

E. Gas Pump Ownership and SID #3

SID #3 continues to draft a proposal to transfer the 35-year-old gas pump infrastructure to LVA. Brett Fischer reiterated LVA's stance: the Association will not write a massive check for old equipment. The preferred arrangement is a \$1.00 transfer of assets and a long-term (101-year) land lease for \$1.00 per year. SID #3 is currently securing bids for new pumps and electrical routing.

F. Electrical System at Storage Building

Thomas Snodgrass investigated the blown circuits at the West End park building. The building runs on 480V power stepped down to 110V via a small 30-amp transformer. The blown 20-amp fuse was replaced, restoring power, but the overall capacity remains very low. Rather than funding an expensive electrical overhaul, the Board will utilize the high-capacity power panel at the nearby pump house (which features 10-12 plugs) via heavy-duty extension cords for future events with inflatables.

8. NEW BUSINESS

A. Slalom Course Upgrade

Motion: Thomas Snodgrass moved to approve \$183.93 for upgrades to the slalom course. Seconded by Karen Ferrin. Motion carried unanimously.

B. Permanent House Lighting

The Architectural Committee reviewed concerns regarding permanent LED track lighting being installed under home eaves. The committee determined that these installations operate similarly to low-voltage landscape lighting and string lights. Attempting to ban or highly regulate them would require excessive oversight. The Board will not pursue a ban or specific covenant regarding LED track lighting at this time.

C. New Boat Tags

Thomas Snodgrass proposed transitioning to new boat tags equipped with barcodes. This will allow committee members to scan tags via a smartphone app during launch and removal, cross-referencing registration status and ensuring the correct tag matches the correct boat automatically. The Board supports this modernization for the upcoming spring season.

D. Swim Platforms

Clarification was provided regarding swim platforms. While platforms are permitted, Nebraska state law and LVA covenants clearly dictate that swimmers cannot exceed 30 feet from the shoreline. Homeowners placing swim platforms must ensure they are positioned so that users remain within this 30-foot legal safety boundary.

E. Boat Safety, Rules, and Regulations

Brett Fischer reported intercepting a watercraft conducting "cookies and donuts" on the lake, which violates three separate state laws (including driving clockwise and exceeding wake speeds within 90 feet of a dock). To improve education, a permanent link to the official Nebraska Boating Guide will be added to the LVA website.

F. Dispute Resolution / Derelict Property Maintenance

The Board discussed ongoing complaints regarding an uninhabited property (Buttner lot) with an unkempt beach and derelict shore station. The homeowner has agreed to hire a contractor to drag the beach weekly for \$100/month and push the unused equipment under the deck. The Board emphasized the new dispute resolution policy: neighbors should attempt direct, neighborly communication before filing formal written complaints, as the Board's enforcement powers (fines, liens) are slow and statutorily limited.

9. ADJOURNMENT

- **Motion to Adjourn:** Thomas Snodgrass moved to adjourn. Seconded by Karen Ferrin. Motion carried.

Minutes Submitted By: Lisa Novak, Recording Secretary

Minutes Approved By: Brett Fischer, President

Ellen Janssen has submitted her resignation due to time restraints.

August 26, 2026

7 pm

Board members present: Brett Fischer, Tom Snodgrass, Karen Ferrin and Lisa Novak

Lot 42 - Attorney recommends allowing the previous owners to remove their boat. A letter will be sent to the new owner advising of the covenant violation and subsequent loss of privileges.

SID – Contact was made from the SID with an offer to pay for the dock and ramp, leaving no costs to the HOA. \$3000 to lease land for pump annually. One time payment of \$1000 for HOA to purchase pump from SID. SID paying for credit card set up for the pump (estimated cost of \$42,000). Operational by October 1.

Motion was made by Lisa Novak to move forward with the SID proposal, seconded by Karen Ferrin, motion carried unanimously.

Lot 10 – Adjustments were made to previously approved architectural plans due to line of sight concerns by neighbor and covenant violations. Covenant violations were not found.

Lot 68 – Roofing approved in weathered wood.

Brett
Aug.

Treasurer's Report Sept. 8 LVA Meeting 2026

Checking Account
Savings Account

\$ 41,044.09

19,439.28

Beginning
Deposits
Interest

\$ 41,044.09

183,625.00

25.82

Checks written from to

Check #

Amount

2512

Solitude - First 1/2 payment

\$ 183,625.00

2514

Tom Smodgrass - postage

6.00

2515

Dvorak Law - Johnson

3166.50

2516

Dvorak Law - Clegg

2019.50

2517

Tom Smodgrass - mini ski - course

183.85

Total \$ out \$ 189,000.85

Balance in checkbook \$ 35,694.06
Savings \$ 19,439.28

TRAILER (2023)
Type NEW REGISTRATION
Weight 1000 POUNDS
Expires June 2027

Details
AW19TAS09522
HORE LAND'R 24' 2 WHEEL
TRAILER | BLACK
Reg Date 29-Jul-2026
Title Number N0006939845
Total Paid \$ 267.87

LAKE VENTURA HOA
5003 VENTURA DR
FREMONT NE 68025-9706

2025 Tax District 256 - 256 PL-1-8-SD-3P		Reg Issuance 5.50	
Situs Address 5003 VENTURA DR FREMONT NE 68025-9706		Registration 1.00	
Reg Date 29-Jul-2026		Plate Fee 4.10	
Exp Date June 2027		State Sales Tax 219.40	
RS0018089046		Tire Fee 2.00	
N0006939845		Sales Tax Penalty 5.00	
29-Jul-2026		Sales Interest 0.87	
		Title Fee 10.00	
Total Paid		267.87	

An automobile liability policy or proof of financial responsibility is required at the time of registration and while the motor vehicle is operated on a public highway located in Nebraska.

State of Nebraska - Boat Registration F34070648

INTERSTEIN, COUNTY TREASURER
- FREMONT NE 68025

NB054AVM
Reg # BT0018005575

Use PLEASURE
Type RENEWAL
Class CLASS 2

Expires December 2027
Reg Date 29-Jul-2026
Title Number N0003566448

3E888
ACKER MARINE GROUP LP
Total Paid \$ 55.00

ON BOAT | RED, BLACK
ARD | GASOLINE

LVA
5003 VENTURA DR
FREMONT NE 68025-9706



State of Nebraska - Registration Receipt
Renew online at: dmv.nebraska.gov/services

Boat Details
BUJ16293E888
1988 TRACKER MARINE GROUP LP SUNTRACKER
PONTON BOAT | CLASS 2

Owners
LVA

Situs Address
5003 VENTURA DR
FREMONT NE 68025-9706

Reg Date 29-Jul-2026
Exp Date December 2027

BT0018005575 N0003566448 29-Jul-2026

Tax & Fee Summary

Vessel Issuance 4.00
Registration 51.00

Total Paid 55.00

Requests for refunds or credit of fees upon transfer of ownership or permanent change of principal state of use to any other state for the registered boat must be made within 12 months or more remaining in the current registration.

copy

\$322.87-

Bratt Fischer

PD 8-1226
CK# 2513

SOLITUDE

LAKE MANAGEMENT

IL Free: (815) 423-5533 • Fax: (815) 423-5536

** ADDRESS CHANGE **

PLEASE REMIT PAYMENT TO:
Solitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Expedited Mailing Services:
Fifth Third Lockbox Operations
Solitude Lake Management, LLC, 85529
910 Pasquinelli Drive
Westmont, IL 60559

SERVICE DEPOSIT REQUEST

Invoice Number: WO-01008836
Invoice Date: 06/30/2026

PROPERTY: Lake Ventura Association

SOLD Lake Ventura Association
TO: 5003 Ventura Drive
Fremont, NE 68025

Customer ID
23997

Customer PO

Payment Terms

Sales Rep ID

Additional WO#s

Due Upon Receipt

Jennifer Bonzani

Scheduling Terms

Work will not be scheduled until
payment is received.

Qty	Item Description	Contract Price	Deposit Amount
1	50% Deposit Opportunity Name: Alum Application - JRB	\$ 367,250.00	\$ 183,625.00

PD 8-12-26
CK# 2515

TOTAL INVOICE \$ 183,625.00

Transfer from Alum acct
To checking 347922
60778315

Please note: Deposits in excess of \$10,000 are not eligible for payment via credit card.

9589 0710 5270 0933 7607 71

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CERTIFIED MAIL® RECEIPT
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Omaha, NE 68118

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage
\$0.78

Total Postage and Fees
\$6.08

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City, State, ZIP+4®

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03/19/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PD 8-12-26
\$6.00
CK# 2514

Proposal: Waterski Slalom "Mini Course" Upgrade

To: LVA Board of Directors **From:** Tom Snodgrass **Date:** August 6, 2026 **Subject:** Funding Approval for Waterski Slalom "Mini Course" Addition

1. Introduction: What is a Mini Course?

A "mini course" is an addition to a standard waterski slalom course designed specifically for beginners, children, and recreational skiers. While a standard slalom course requires skiers to swing 11.5 meters (about 38 feet) from the center boat path to round the turn buoys, a mini course utilizes a secondary set of 6 buoys placed much closer to the center—typically about 8.5 meters (28 feet) out.

To prevent confusion, these inner mini-course buoys are traditionally green, differentiating them from the standard red/orange buoys used by advanced skiers on the main course.

2. The Benefits for the LVA Community

Upgrading our existing course to include a mini course offers significant benefits to our lake association:

- **Inclusivity and Youth Development:** The standard course can be intimidating and physically demanding. The mini course allows kids, beginners, and aging skiers to experience the thrill of course skiing safely.
- **Skill Progression:** It bridges the gap between open-water free-skiing and advanced slalom skiing, providing a clear path for skill development.
- **Maximized Use of Lake Assets:** Our standard course is currently only usable by advanced skiers. This upgrade opens up the facility to a much larger percentage of LVA members.
- **Exceptional ROI:** Because we are utilizing the main anchors and infrastructure of our existing course, we can add a completely new recreational amenity for under \$200.

A request for \$183.85 from the LVA maintenance/recreation fund.

Thank you for your time and consideration.

CK# 2517
Tom Snodgrass
\$183.85



Nebraska Sales and Use Tax Statement for Motorboat Sales

FORM
6MB

PURCHASER'S NAME AND ADDRESS			SELLER'S NAME AND ADDRESS		
Purchaser's Name LVA			Seller's Name WELTY, TOM		
Street or Other Address 5125 VENTURA DR			Street or Other Address 5125 VENTURA DR		
City FREMONT	State NE	Zip Code 68025-0000	City FREMONT	State NE	Zip Code 68025-0000

PURCHASED MOTORBOAT DESCRIPTION					
Make of Boat SUNTRACKER	Year Manufactured 1988	Hull Identification Number B U J 1 6 2 9 3 E 8 8 8			
Total Horsepower	Make of Motors	Serial Number of Motors	Boat Colors RED / BLK	Date of Purchase 9/18/2019	

TRADE-IN MOTORBOAT DESCRIPTION					
Make of Boat	Year Manufactured	Hull Identification Number			
Total Horsepower	Make of Motors	Serial Number of Motors	Boat Colors	Number Presently Assigned	

TAX COMPUTATION		
1 Total sales price.....	1 \$	2,500 00
2 Less trade-in allowance.....	2	00
3 Less manufacturer's rebate assigned to dealer at time of sale.....	3	00
4 Tax base (line 1 minus line 2 and line 3).....	4 \$	2,500 00
5 Nebraska sales or use tax (line 4 multiplied by rate).....	5	137 50
6 Local sales or use tax (line 4 multiplied by rate).....	6	00
7 Nebraska and local tax due (line 5 plus line 6).....	7 \$	137 50
8 Credit for tax paid to other states on this motorboat (attach documentation).....	8	00
9 Total Nebraska and local tax due (line 7 minus line 8).....	9	137 50
10 Penalty for late payment.....	10	00
11 Interest for late payment.....	11	00
12 BALANCE DUE (total of lines 9, 10, and 11).....	12 \$	137 50

Under penalties of law, I declare that I have examined this statement and, to the best of my knowledge and belief, it is correct and complete.

sign
here

Signature of Seller

Signature of Purchaser or Agent of Purchaser

Date

Nebraska Resale or Exempt Sale Certificate for Motorboat Sales

• If exempt category 1 through 4 is claimed, requested information must be entered or attached.

Type of Exemption	Type of Exemption
☐ 1 Purchase by an exempt organization holding Nebraska Certificate of Exemption Number 05 - _____	☐ 5 Purchase by a Nebraska governmental entity not engaged in the business of furnishing gas, water, electricity, or heat.
☐ 2 Purchase by a lessor. Sales tax on the fair market lease payments to be remitted under Nebraska Sales Tax Permit Number 01 - _____	☐ 6 Motorboat is the subject of an intercompany sale between parent, subsidiary, or brother-sister companies. Sales tax was paid by the seller company on its purchase of this motorboat. (Appropriate documentation required).
☐ 3 Purchase by a Native American Indian residing on a Nebraska reservation and the motorboat is registered at a location within the boundaries of the reservation. Tax Exemption ID Card Number: _____	☐ 7 Motorboat is a gift or received by inheritance. A gift is a voluntary transfer without any consideration. The donor paid the tax on the previous transfer. If the person accepting the motorboat as a gift or inheritance assumes a lien, mortgage, or encumbrance, the amount owing shall be subject to sales and use tax. (Appropriate documentation required).
☐ 4 Motorboat was purchased, licensed, and operated in a state other than Nebraska. Identify state: _____ (Appropriate documentation required).	☐ 8 Transfer of the motorboat during the creation, reorganization, or dissolution of a corporation, limited liability company, or partnership solely for voting stock membership interest or partnership interest. Also, transfer of a motorboat as additional capital to an ongoing corporation. (Appropriate documentation required).

Any purchaser or agent who completes this exemption certificate for any purchase which is not exempt under the Nebraska Revenue Act, as amended, shall in addition to any tax, interest, or penalty otherwise imposed, be subject to a penalty of \$100 or 10 times the tax, whichever amount is larger. Under penalties of law, I declare that I have examined this certificate and, to the best of my knowledge and belief, it is correct and complete.

sign
here

Signature of Person Claiming Exemption

Date

FOR COUNTY USE ONLY

\$ 137.50 pd
Tax Paid
9/18/19 #4011
Date Paid

Nebraska Sales/Use Tax and Tire Fee Statement for Motor Vehicle and Trailer Sales

FORM
6

Purchaser's Name and Address				Seller's Name and Address			
Name LAKE VENTURA HOA				Name Victory Marine LLC			
Street or Other Address 5003 VENTURA DR				Street or Other Address 1500 W Military Ave			
City FREMONT		State NE		Zip Code 68025		City Fremont	
						State NE	
						Zip Code 68025	

Purchased Vehicle/Trailer Description				
Make SHORE LAND'R	Body Type PONTOON TRAILER	Year 2026	Vehicle ID Number (VIN) 1MDBTAW19TA809522	Date of Purchase 06/11/26

Trade-in Vehicle/Trailer Description				
Make	Body Type	Year	Vehicle ID Number (VIN)	License Plate Number
Was the trade-in vehicle being leased? ☐ Yes ☐ No If Yes, enter -0- on line 2.				

Tax Computation — See Instructions		
1 Total sales price	1	3989.00
2 Less trade-in allowance	2	100
3 Less manufacturer's rebate assigned to dealer at time of sale	3	100
4 Tax base (line 1 minus lines 2 and 3) (if zero or less, enter -0-)	4	3989.00
5 Nebraska sales or use tax (line 4 multiplied by rate)	5	219.40
6 Local sales or use tax (line 4 multiplied by rate)	6	
7 Total Nebraska and local sales or use tax due (line 5 plus line 6)	7	219.40
8 Tire fee (Number of new tires <u>2</u> multiplied by \$1)	8	2.00
9 Penalty for late payment	9	5.00
10 Interest for late payment	10	87
11 Balance due (total of lines 7, 8, 9, and 10)	11	227.27

Any dealer or seller who willfully prepares a false or fraudulent Nebraska Sales/Use Tax and Tire Fee Statement may be found guilty of a Class IV felony and will, upon conviction, be fined not more than \$10,000, or be imprisoned not more than five years or both. Under penalties of law, I declare that I have examined this statement and it is correct and complete.

sign
here

Signature of Seller
Victory Marine LLC BY: *[Signature]*

Signature of Purchaser or Agent of Purchaser *[Signature]*

Date
7/29/26

Nebraska Resale or Exempt Sale Certificate for Motor Vehicle and Trailer Sales

If exempt category 1 through 7 is claimed, requested information must be entered. Only categories 5 and 12 are exempt from the tire fee.

Type of Exemption	Type of Exemption
☐ 1 Purchase by an exempt organization holding a Certificate of Exemption issued by the Nebraska Department of Revenue. Number 05-_____	☐ 7 Purchase by a person with a disability with funds contributed by the U.S. Department of Veterans Affairs or the Nebraska Department of Health and Human Services Finance and Support. Enter amount of contribution: \$_____. See instructions for "Purchase of a Motor Vehicle by a Person with a Disability."
☐ 2 Vehicle will be used in a common or contract carrier capacity and the purchaser shown on the face of this form holds a current Certificate of Exemption issued by the Nebraska Department of Revenue. Number 05-_____	☐ 8 Purchase by a governmental entity not engaged in the business of furnishing gas, water, electricity, or heat.
☐ 3 Purchase by a lessor of motor vehicles. Sales tax on the fair market lease payments to be remitted under Nebraska Sales Tax Permit. Lessor's Sales Tax Number 01-_____	☐ 9 Purchase of a header trailer, head hauler, header transport, or seed tender trailer that is depreciable agricultural machinery and equipment for use in commercial agriculture. (Refer to the Agricultural Machinery and Equipment Sales Tax Exemption Information Guide.)
☐ 4 Purchase under the Lessor's Option and the motor vehicle will be leased to a common or contract carrier who holds a valid Nebraska Certificate of Exemption Number 05-_____. Lessor must attach a copy of approved Nebraska Application for Election of Lessors to Pay Sales and Use Tax on Cost of Motor Vehicles, Form 15.	☐ 10 Vehicle is a gift or received by inheritance and tax was previously paid by the donor. A gift is a voluntary transfer without any consideration. The donor paid the tax on the previous transfer. If the person accepting the motor vehicle or trailer as a gift or inheritance assumes a lien, mortgage, or encumbrance, the amount owing shall be subject to sales and use tax. (Documentation required.)
☐ 5 Purchase by a Native American Indian residing in Indian country and the vehicle is registered at a location within Indian country in Nebraska. Tax Exemption ID Card Number: _____	☐ 11 A transfer of a motor vehicle pursuant to an occasional sale as set out in Nebraska Sales and Use Tax Regulation 1-022.02 through 1-022.04.
☐ 6 Vehicle was purchased, licensed, and operated in a state other than Nebraska. Identify state: _____ (Documentation required.)	☐ 12 Purchase of a 30-day plate by a nonresident of Nebraska who does not intend to remain in Nebraska more than 30 days from the date of purchase.

Any purchaser or agent who completes this exemption certificate for any purchase which is not exempt under the Nebraska Revenue Act, as amended, will in addition to any tax, interest, or penalty otherwise imposed, be subject to a penalty of \$100 or ten times the tax, whichever amount is larger. Under penalties of law, I declare that I have examined this certificate and, to the best of my knowledge and belief, it is correct and complete.

sign
here

Signature of Person Claiming Exemption _____

Date _____

For County Use Only

\$ 227.27
Tax Paid

7-29-26 *EB*
Date Paid

Kristine Winterstein
DODGE COUNTY TREASURER

Victory Marine LLC

1500 W Military Ave

Fremont, NE 68025

Phone: 402-721-1341 Fax: 402-721-1348

Email: info@victorymarinellc.com

Web: www.victorymarinellc.com

Tim Mcinroy - service@victorymarinellc.com

EIN# 41-0615519
FELTAX ID#

Purchase Agreement



Prepared For:

Date: 06/11/2026

Deal: NEW

Delivery Date: 06/11/2026

LAKE VENTURA HOA

H:

W:

5003 VENTURA DR

M:

E: FISCHER68025@MSN.COM

FREMONT, NE 68025

Purchase	Year	Make	Model	Serial#	Stock#	Ext Price
New	2026	SHORE LAND'R	PT2122A, BLACK	1MDBTAW19TA809522	1045	\$3,989.00

Factory Options

Dealer Accessories

Ext Price

Purchase Agreement

Amount

Unit Sale Price	\$3,989.00
Trade Allowance	(\$0.00)
Cash Difference	\$3,989.00
Accessories	\$0.00
Freight & Prep	\$0.00
Sales Tax 1	\$0.00
Tag, Lic & Reg	\$0.00
Administration Fee	\$100.00
Subtotal	\$4,089.00
Deposit	\$0.00
Cash on Delivery	\$0.00
Trade Payoff	\$0.00
Balance Due	\$4,089.00

PAID
CK. NO. 2511
DATE 7/17/26

Terms of this purchase agreement: Definitions. Contract refers to this buyers order. The pronouns you and your refer to each Buyer signing this Contract. The pronouns we, us and our refer to the Dealer/Seller. Vehicle means the motor vehicle described in the Vehicle Information section. Trade-in Vehicle(s) refers to the vehicle described in the Trade-In Information section that is being traded to the Dealer/Seller as part of this transaction.

Manufacturer refers to the entity that manufactured the vehicle.

Agreement to Purchase; You agree to buy the vehicle from us for the price stated in this contract. You agree to sign any documents necessary to complete this transaction. Unless you have cancelled this Contract under the condition described in the manufacturer section, if you refuse to take delivery of the vehicle, we can keep the deposits you have made to us, and you will be liable to us for all of our damages and expenses in connection herewith, including but not limited to reasonable attorneys fees.

You represent that you are of legal age and have legal capacity to enter into this contract.

Manufacturer; We are not an agent of the manufacturer. Manufacturer can change the price, design or standard features of the vehicle at any time without notice. If we cannot obtain the vehicle from the manufacturer at the price in effect as of the date of the contract, or if we cannot obtain the agreed upon product from the manufacturer, you are we can cancel this contract.

If you cancel this contract under the terms of this section, we will refund to you any amount you have paid to us. If you have delivered a trade in vehicle to us, we will return it to you. If we have already sold the trade in vehicle, we will pay you the trade-in allowance after adjusting for any pay off to the lien holder. **Insurance;** The insurance information you have given us is accurate.

Trade in vehicle; You will transfer title to the trade in vehicle to us free of all liens except those noted on this contract. You give permission to us to contact the lien holder or holders for payoff information. If the payoff information that we obtain from the lien holders differ from the amount disclosed in the contract, you agree to pay the difference to us if the actual amount of the balance owed is greater than the amount listed in this contract. If the actual amount of the balance owed is less than the amount listed in this contract, we will pay you the difference.

If you do not deliver the trade-in vehicle to us at the time of the initial appraisal we may reappraise the trade in vehicle when it is delivered to us. If the real appraised value is lower than the original appraisal, you can cancel this transaction as long as you have not taken delivery of the vehicle.

You represent that (A) you are the sole true and lawful owner of the trade-in vehicle, (B) The trade-in vehicle is never been titled under any state or federal "brand" such as "defective," "rebuilt," "salvage," "flood," etc., (C) All and missions control equipment is on the trade in vehicle and isn't satisfactory working order, and the trade-in vehicle has not been damaged by collision or other event and repaired. If any of these representations are not true, we may elect to cancel the transaction. We may also choose to reappraise the trade in vehicle and adjust the total balance due instead of canceling the transaction you agree to immediately pay us the difference.

Retail installment contract; In the event that you and we enter into a retail installment contract for the financing of the purchase of the vehicle, the terms of the retail installment contract will control any inconsistencies between this contract and the retail installment contract.

Vehicle Inspection: You are purchasing the vehicle based upon your personal inspection, and are not relying upon any opinion, statement, promise or representation of the sales person, or any other of our employees that is not contained in the written agreement you are signing today.

Vehicle Condition; You understand that the vehicle may have sustained prior body damage and may have undergone prior mechanical repairs during or after its manufacture, during or after transit to us or while in possession of prior owners or operators.

EIN

Architectural Committee Meeting

Minutes

August 5th 2026

Tavern 30 730PM

Members Present – Brett Fischer, Adam Crowe, Shane Placek, and Rich Seitz

1. Review of Requests

- a. Sasse/Niebaum, Lot 103-105, 1740/1747 Laguna Dr. – request to build shared brick mailbox; Approved
- b. Stevens, Lot 10, 5101 Ventura Dr, - Request exterior paint, trim, gutters, stone and garage door; Approved see attached sheets
- c. Clegg, Lot 14, 5125 Ventura Dr. – Request for new roof, St. Gobain Presidential Series Weathered Wood; Approved

2. Other Business

- a. Lot 10 only active project
 - i. Lot # 9 approached committee concerning back deck and roof. It will block a portion of their view to the west
 1. Evaluated by three committee members
 2. Current plan call for a 15 ft extension of the deck, a 10 foot extension and roof does line back of houses better
 3. Committee recommendation is to have the deck shortened to 10 foot extension
 - b. Reviewed received email from Lot #69 Allely concerning permanent ban of LED exterior house lighting
 - i. Committee did not feel it was in their scope to render a decision but needs to occur at the Board level
 - ii. Felt not currently an issue but may at some point Committee is supportive of some regulatory rules

Next Meeting: 8-20-26

730pm

30 Tavern

EXTRA LOT 68 CALLAHAN
ROOF MURRAY
WEATHERED WOODS

LOT 10 STEVENS
DRILL CHANGE

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): Kiane + Dennis Stevens

Lot Number and Address: #10 5101 Ventura Drive

Contractor: Chad Parr

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]). _____

Exterior Finish:

Manufacturer if Applicable: Paint - Sherwin Williams

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

Exterior Colors: Balanced Beige, Accessible Beige, Status Bronze
(see attached)

Date Submitted: _____

Architecture Committee Approval/Denial: _____

Date Signed: 8/4/26

Lake Ventura Board of Directors Approval/Denial: _____

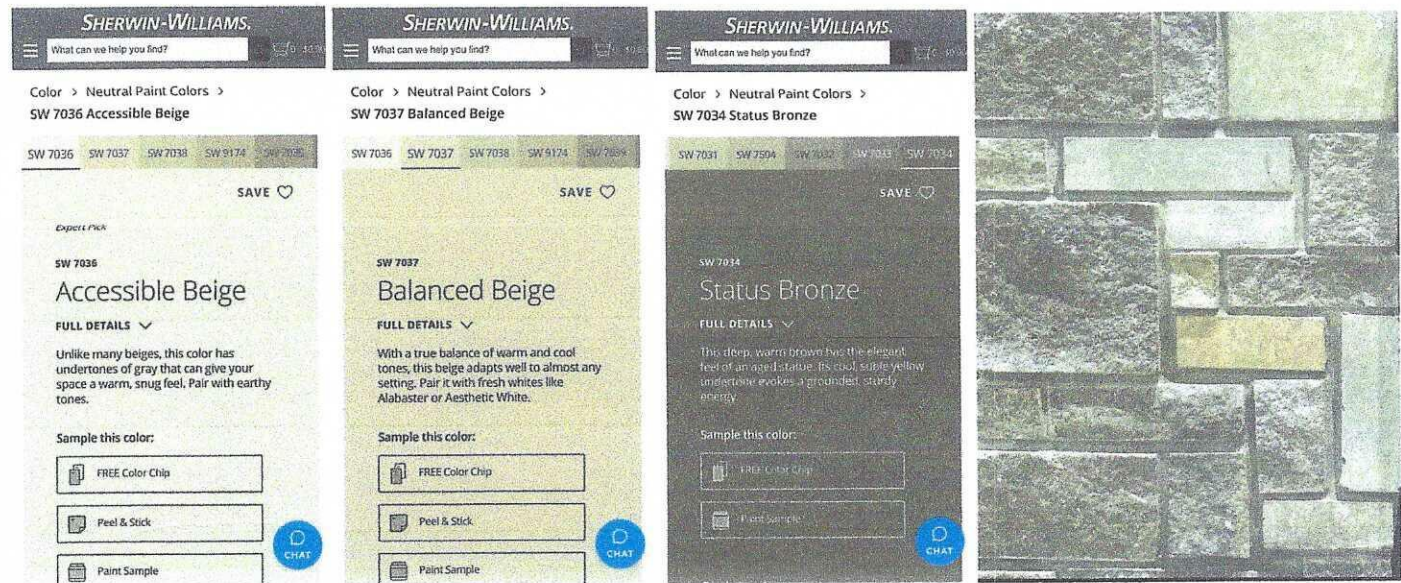
Date Signed: 8/12/26

Dennis & Diane Stevens
5101 Ventura Drive

We are asking for approval for these exterior colors and the garage door specifications that are attached.

Thanks,
Diane & Dennis
Dennis-402-359-2673
Diane-402-536-9439

Exterior Main Color	Sherwin Williams 7037-Balanced Beige
Exterior Trim Color	Sherwin Williams 7036- Accessible Beige
Fascia	Undecided either Accessible Beige or Sherwin Williams 7034-Status Bronze
Gutters	Bronze
Stone	Hamilton Dimensional
Garage Door	Brown



Dana Nielsen Garage Doors

810 E 5th St.
Fremont, NE 68025
(402) 720-9306

Parr Const.

20th July 2026

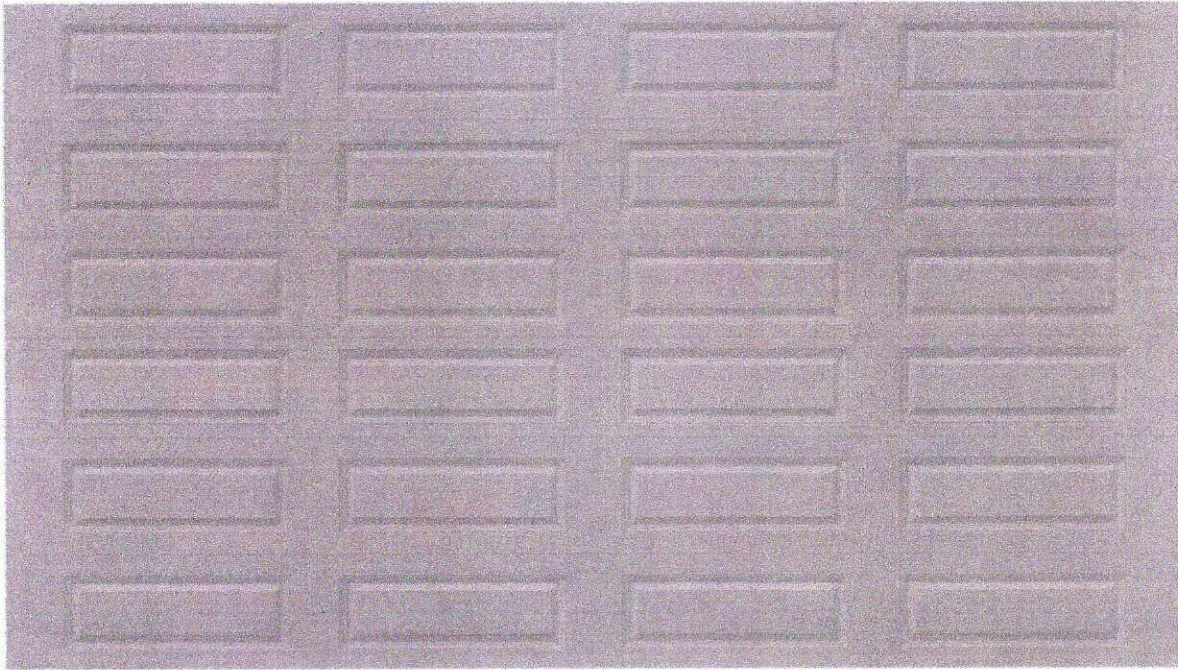
PROJECT OVERVIEW

Provide and install a new garage door, opener, and door seal at
5101 Ventura Dr.

SPECIFICATIONS

Door: 18'x10' CHI Residential Model 4216 Raised Long Panel, Urethane core sandwich door, ~~standard~~ color with color matching perimeter jamb seal

Opener: Liftmaster Elite series residential wall mount operator with built-in Wi-Fi, 880LMW smart wall control, Integrated battery back-up, Automatic Lock, Low-profile LED light, Safety Photo Eyes, 893max remote,



Product Summary

Model 4216

Width: 18' 0" X Height: 10' 0"

Timeless: Raised Panel

Long Panel

R-17.19 / 2", Heavy Duty, 2-Sided Steel Sandwich, Polyurethane Insulation - 1-7/8" Thick

Solid Color: ~~Sandstone~~ brown

Position: NO WINDOWS — possibly windows along top row

Glass: Tinted

Window Inserts: Stockton

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

7.22.26

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name BEN SASSE / DAN NIEBAUM & MARGO ALBERTS

Lot number or Lot address 1740 / 1747 LAGUNA DRIVE - FREMONT, NE 68025

Contractor: GRIMM & SONS

Certified Plot Plan N/A

Lot lines measured out and marked: YES WOOD STAKE BY PED

Building or improvement dimensions staked out: YES

Side setback of 10 feet or more: N/A

Front and back setbacks of 35 feet or more: N/A

Do improvements obstruct neighbor's view? NO

Is garage at least 20 by 22 Feet: N/A

Main floor dimensions at least 1200 square feet: N/A

Type of facing/siding: BRICK / MATCH SASSE BUILDING & PIERS

Type of roofing: N/A

Electric heat or heat pump: N/A

Front grass lawn: YES

Concrete driveway to street: YES

Architecture Committee Approval: 8/4/26 [Signature]

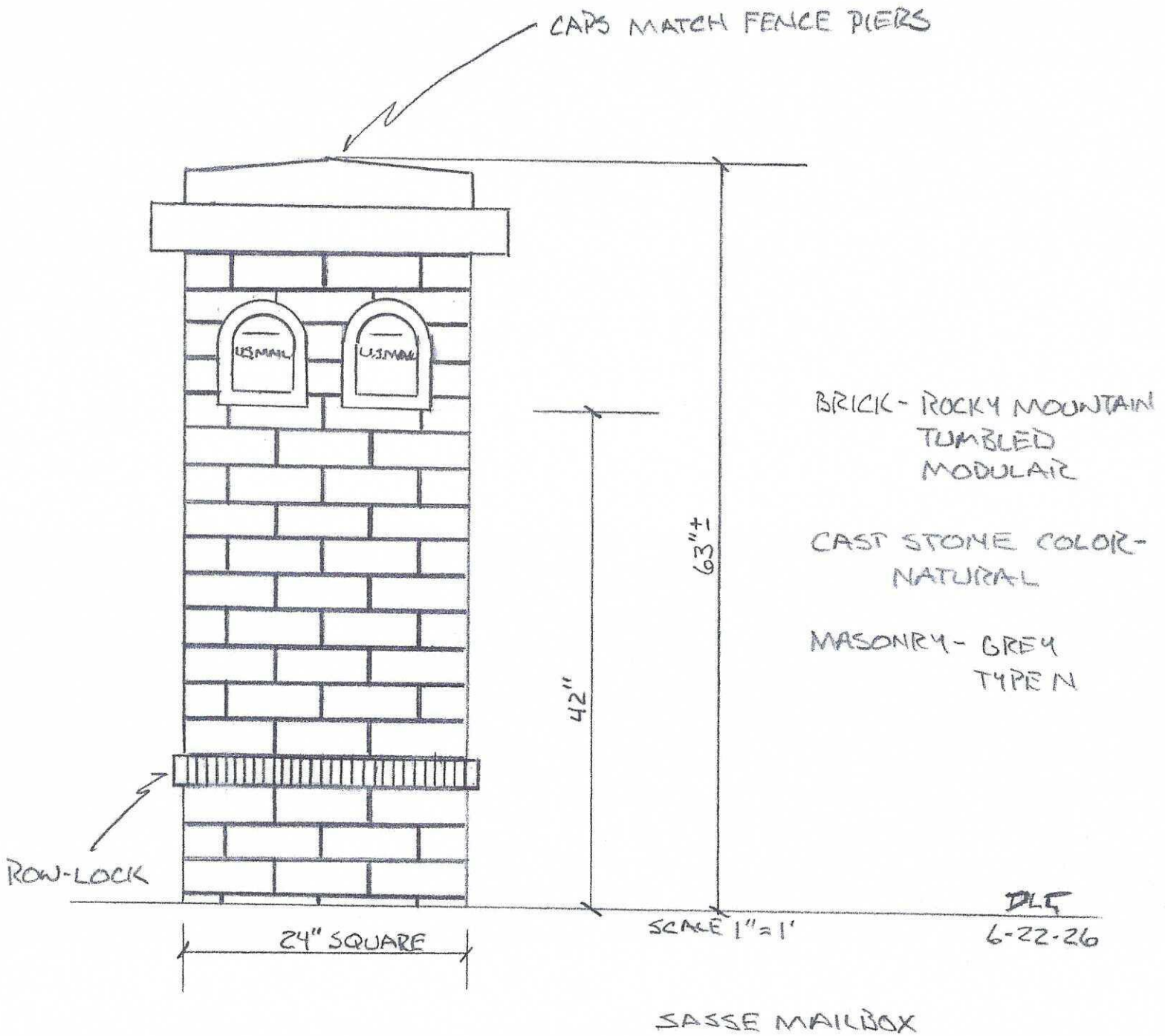
Lake Ventura Board of Directors Approval: [Signature] [Signature]

Date: 8/12/26 [Signature]

MAIL BOX STRUCTURE AS PER DRAWING ATTACHED
SHARED BY BOTH RESIDENCE.



2606 Thunderhill Rd
Fremont, NE 68025-7969
(402) 719-1326
grimmmandsons@gmail.com



Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Michael Closs

Lot number or Lot address 5125 Ventura Drive

Contractor: Millard Remberg

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: _____

Type of roofing: Sant-Gobain Presidential - Weatherwood

Electric heat or heat pump: please contact a Board or committee member on delivery of the shingles prior to install

Front grass lawn: to confirm the shingle

Concrete driveway to street: 6/10/20

Architecture Committee Approval: [Signature]

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

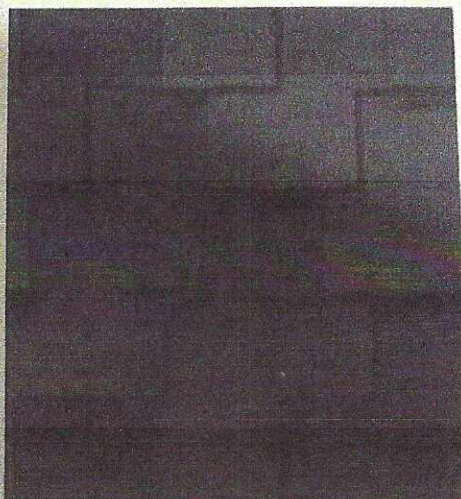
Date: 10 Aug 20 6/12/20



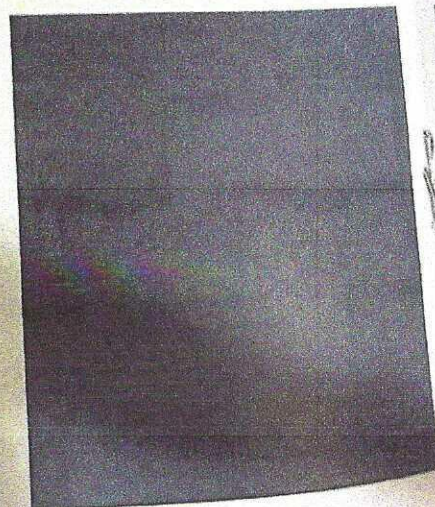
PRESIDENTIAL® SHAKE® COLOR PALETTE



Weathered Wood®



Shadow Gray®



Charcoal Black®

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



Monthly Meeting: August 4, 2026, at 6:30pm, Tavern 30

Called to order: Chair Tom Snodgrass, members Steve Alcorn, Brad Novak, Dave Pruss, Rik Flynn.

Approved 7-7-26 minutes.

Reported from Tom:

All but 3 lots have paid the alum assessment.

Two more new boats have been allowed in with confirmation of the 30 day rule. Reiterated that any inboard/outboard needs to have the block drained before that 30 days starts.

MS Marine will quarantine a trailer for 30 days to retrieve the boats that they service in the fall. Recommend sealing the trailer with our seal to start the 30 days if he keeps it at his shop rather than quarantining at Ventura.

Boat ramp construction tentatively set between September 10-20 with alum treatment after that. Discussed SID concerns re: trucks on the asphalt once alum treatment begins and also any potential damage to new concrete on boat ramp that will have just been finished when alum treatment begins this fall. Tom will follow up.

Proposed adding up to 2 new members to expand those with interests in fishing. Will bring to the Board for approval.

Couple general concerns re: rules for the Board to address. 1. Maass has had an cfoil with Missouri plates at his home. 2. Kindlers swim platform seems out quite far compared to the docks around it.

Submitted by Steve Alcorn

Future topics for consideration by the committee:

2027 target for fish sampling, then:

Managing bass population for larger fish.

Long-term stocking plan

Fuel station update

From: Bill Ekeler billlekeler@gmail.com

To: Brett Fischer fischer68025@msn.com

Date: Wed, Aug 12, 2026, 7:13 AM

Brett,

Regarding an update on the fueling station for your meeting tomorrow, we are working through final details and should have a proposal to you soon. We have consulted with Koley Jessen and it appears a fair market sale of the equipment and a long term easement and lease is in both parties best interest and thus all residents best interest. Here is an outline of what we are thinking:

- \$1.00 10/yr*
1. Lease the tank site at fair market rent, with defined access rights. *2*
 - a. Convey the fuel system by bill of sale (tank, piping, containment structure and pump).
 - b. Include a nondiscriminatory access covenant guaranteeing fuel to all District owners, member or not. *?*
 - c. Approve by Board resolution with public-purpose findings if possible.

Bill Ekeler

402-981-6554

Sent from my iPhone

LVA Park Electrical System Reference Guide

This document provides a simple, clear explanation of the electrical layout in the repurposed LVA wellhouse, explains why the spring picnic bounce houses blew the fuse, and outlines the correct path for safely replacing components or upgrading capacity.

1. System Overview: How the Power Flows

The wellhouse does not use standard household utility power. Because it was originally built for a heavy-duty well pump, it runs on high-voltage commercial/agricultural power.

Here is how the power flows through the components shown in your photos:

[Incoming 480V Power]



[Circuit Breaker Panel] — (Protects the high-voltage lines)

(File: 20260717_104424.jpg)



[3 KVA Stepdown Transformer] — (Converts 480V down to standard 120V)

(File: 20260717_104441.jpg)



[Fuse Box / Safety Switch] — (Protects the outlet and wiring from overloads)

(File: 20260717_104455.jpg)



[Standard 110V/120V Outlet] — (Powers your lights, tools, or picnic gear)

Why a Stepdown Transformer is Necessary

High-voltage **480V** power is excellent for running large pumps over long distances without losing power, but it will instantly destroy standard household appliances.

Because 480V power has no neutral wire to tap into for standard 110V power, the **3 KVA Acme Stepdown Transformer** is required. It safely acts as an isolated bridge, translating the high voltage down to standard utility voltage for your outlet.

2. What Happened at the Spring Picnic?

For the picnic, there were **multiple bounce houses** set up: a large one and a smaller one. Each of these "blow up houses" requires its own continuous, heavy-duty air blower.

- **The Math Behind the Blowout:**
 - A typical **large bounce house blower** draws between **9 to 15 Amps** of continuous current.
 - A **smaller bounce house blower** typically draws between **6 to 9 Amps**.
 - When you plug both of these blowers into the same outlet (or daisy-chain them into the same circuit), their combined draw is easily **15 to 24+ Amps**.
- **The Continuous Load Limit:** Safety codes dictate that a 20-amp circuit should not run a continuous load of more than **16 Amps** (80% capacity) for more than a few hours.
- **The Result:** Running both blowers at the same time pushed the electrical demand far beyond the safe **20-Amp limit** of the circuit. The 20A time-delay fuse in the safety switch did exactly what it was designed to do: it blew to prevent the wiring inside the walls from overheating and catching fire.

3. Completed Maintenance & Quick Reference

The system has been safely restored and optimized with the following updates:

- **Fuse Replaced:** A new **20-Amp Time-Delay Plug Fuse** (Type S/T "Fusetron") has been installed and the outlet is working again.
 - *Crucial Safety Rule:* Never upgrade to a 25A or 30A fuse in the future. Although the transformer can technically handle more, the building's copper wiring (12 AWG) and outlet are strictly rated for a maximum of 20 Amps.
- **Bulb Upgraded to LED:** The power-hungry incandescent bulb has been replaced with a highly efficient **LED bulb**. This keeps the lighting power draw near zero, leaving virtually all 20 Amps of capacity fully available for the outlet.

4. Planning for Future Capacity & Event Alternatives

The current wellhouse system is fused correctly at 20 Amps to protect the physical wiring and the outlet.

If LVA needs more capacity in this specific spot in the future, you will need to have a licensed electrician install a second stepdown transformer and circuit to safely provide the extra power.

However, to avoid the cost of electrical upgrades, it is highly recommended to use other powered areas of the park for future events:

- **Move Picnics to the East Building:** The East Building has ample power. It features four exterior outlets and includes a heavy-duty outlet panel built by Fremont Electric on a long extension cord (estimated around 100 feet). This setup functions like a vendor power panel you would see at a county fair or John C. Fremont Days, making it perfect for

running multiple high-draw bounce house blowers without any risk of blowing a fuse.

- **Use the Paver Patio near the Boat Launch for Halloween Parties:** There is an active power source located underneath the counter on the paver patio. This is an ideal, convenient spot to plug in lights, sound systems, or decorations for a Halloween event.

Proposal: Waterski Slalom "Mini Course" Upgrade

To: LVA Board of Directors **From:** Tom Snodgrass **Date:** August 6, 2026 **Subject:** Funding Approval for Waterski Slalom "Mini Course" Addition

1. Introduction: What is a Mini Course?

A "mini course" is an addition to a standard waterski slalom course designed specifically for beginners, children, and recreational skiers. While a standard slalom course requires skiers to swing 11.5 meters (about 38 feet) from the center boat path to round the turn buoys, a mini course utilizes a secondary set of 6 buoys placed much closer to the center—typically about 8.5 meters (28 feet) out.

To prevent confusion, these inner mini-course buoys are traditionally green, differentiating them from the standard red/orange buoys used by advanced skiers on the main course.

2. The Benefits for the LVA Community

Upgrading our existing course to include a mini course offers significant benefits to our lake association:

- **Inclusivity and Youth Development:** The standard course can be intimidating and physically demanding. The mini course allows kids, beginners, and aging skiers to experience the thrill of course skiing safely.
- **Skill Progression:** It bridges the gap between open-water free-skiing and advanced slalom skiing, providing a clear path for skill development.
- **Maximized Use of Lake Assets:** Our standard course is currently only usable by advanced skiers. This upgrade opens up the facility to a much larger percentage of LVA members.
- **Exceptional ROI:** Because we are utilizing the main anchors and infrastructure of our existing course, we can add a completely new recreational amenity for under \$200.

3. Upgrading the Course & Buoy Placement

The upgrade process is straightforward and minimally disruptive to our current setup. Because we already have the primary anchors, cables, and subsurface PVC infrastructure in place for the main course, we do not need to perform major installation work.

The only irreversible change to the current infrastructure is that we will need to drill six holes in the existing underwater PVC pipe at the appropriate inner widths to attach the 6 new green buoys using the newly purchased lines.

Importantly, I have checked with the Landsmans, who manage the physical installation and removal of the course every year. They are completely in favor of this proposal and are comfortable with these minor modifications.

The mini course will coexist seamlessly with the main course; advanced skiers simply ski the outer orange buoys, while novices ski the inner green buoys.

Visual Layout:

Score:

5.5



Meant for scoring visualization

- Mini course buoy
- Regular buoy
- Skier path

4. Proposed Timing for Installation

We have flexibility regarding when the physical modifications to the course are made. Depending on volunteer availability and weather conditions, we have two options:

- **Late Summer / Fall Installation:** We can potentially perform the drilling and installation later this season while the course is currently in the water.
- **Winter Installation:** Alternatively, we can easily drill the holes and attach the lines this winter *after* the course is pulled out of the water for the season, ensuring it is perfectly prepped and ready to deploy first thing next spring.

I will continue coordinating with the Landsmans to determine the most convenient timeline for the work.

5. Cost Breakdown and Spares Inventory

To secure current pricing and ensure the materials are on hand, the necessary buoys and lines were ordered from Insta-Slalom on August 3, 2026.

The total cost for this upgrade is **\$183.85**.

Please note that while the mini course requires 6 green buoys and 6 buoy lines, the order includes 8 green buoys and 2 orange buoys. **The 2 extra green buoys and 2 extra orange buoys will be added to the LVA maintenance inventory as spares to replace damaged or faded buoys on either course as needed throughout the season.**

Itemized Receipt Details (Invoice #5IMD):

- 8 x Green Buoys (\$11.99 ea.) = \$95.92 (*6 for mini course, 2 as spares*)
- 2 x Orange Buoys (\$11.99 ea.) = \$23.98 (*Added to inventory as spares*)
- 6 x Buoy Lines (\$7.00 ea.) = \$42.00 (*For installing the 6 mini course buoys*)
- Shipping = \$21.95
- **Total = \$183.85**

6. Conclusion and Request for Approval

Adding a mini course is a low-cost, high-reward upgrade that will make our lake's watersports infrastructure safer, more welcoming, and more fun for skiers of all ages and skill levels, while also bolstering our spare parts inventory for routine maintenance.

I respectfully request the Board's approval to move forward with the installation and request reimbursement of **\$183.85** from the LVA maintenance/recreation fund.

Thank you for your time and consideration.

Nebraska State Boating Guidelines & Regulations

Please be aware that all motorized and non-motorized vessels operating on our lake must comply with the official laws of the State of Nebraska in addition to our local Homeowners Association rules.

[Click here to view the Official Nebraska Boating Guide](#)

Disclaimer: The link above connects to an external website maintained by the Nebraska Game and Parks Commission. While state laws dictate basic safety, boater education, and navigation standards, our private community covenants enforce additional restrictions (including specific horsepower limits, permit tracking, and vessel bans) that may be stricter than state minimums. Property owners are responsible for knowing and obeying both state and local HOA regulations