

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



Lake Ventura Association Board Meeting Minutes

February 16, 2026

I. CALL TO ORDER

The meeting was called to order at 6:30 PM by President Brent Fisher at **5131 Ventura Dr.**

II. ROLL CALL

- **President:** Brett Fischer (Present)
- **Vice-President:** Mary Haskins (Present)
- **Member at Large:** Thomas Snodgrass (Present)
- **Treasurer:** Karen Farron (Absent)
- **Secretary:** Ellen Jansen (Absent)
- **Guests:** Steve Alcorn, Brad Novak

Quorum: A quorum was established with 3 of 5 board members present.

III. APPROVAL OF MINUTES

The Board reviewed the minutes from the January 20, 2026, meeting.

- **Discussion:** Members expressed satisfaction with the new, more detailed format, noting it provides better clarity for homeowners. Minor typographical corrections were noted for future reference.
- **Motion:** To approve the January 20th minutes with noted spelling error.
- **Action:** Moved by Mary Haskins, seconded by Thomas Snodgrass. **Motion carried unanimously.**

IV. TREASURER'S REPORT

- **Beginning Balance:** \$32,030.63
- **Expenses Total:** \$4,005.90

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- **Dvorak Law Firm:** \$1,505.90 (Legal fees for covenant enforcement)
- **Bob Malendorf:** \$2,500.00 (Christmas light removal and storage)
- **Ending Balance:** \$28,035.33
- **Savings Balance:** \$19,323.23 (Unchanged) in
- **Outstanding Reimbursements:** \$33.93 to Brett Fischer for postage and administrative supplies.
- **Motion:** To accept the Treasurer's report and approve outstanding reimbursements.
- **Action:** Moved by Mary Haskins, seconded by Thomas Snodgrass. **Motion carried.**

V. COMMITTEE REPORTS

Architectural Committee

- **Lot 10 (Stevens) Propane Tank Installation:** The board reviewed an application for a 500-gallon buried tank.
 - **Location:** Approved at 12 feet from lot lines, satisfying the 10-foot minimum requirement.
 - **Condition for Final Approval:** The board will require a written installation plan and proof of CETP certification from the installer. No gas may be put in the tank until these documents are filed with the association.
- **Lot 62 (Christoffersen) Dock & Seawall:** Reviewed plans for a new floating dock. Plan approved. The board discussed the need for clearer language in the Handbook regarding seawall shoring and the distinction between permanent and floating structures.
- **Administrative Improvements:** The committee is finalizing standardized worksheets for common requests (Propane, Roofing/Color, and New Construction) to ensure all required documentation is collected upfront.

Lake Management Committee

- **Alum Treatment & Special Assessment:**
 - The committee is moving forward with the proposal for a special assessment.
Budgeting: The base estimate is \$357,000.00 or \$3,200/lot.

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- **Fish Habitat Project:** Proposal to construct 100 habitat "buckets" using irrigation tubing and concrete.
- **Motion:** To authorize \$1,000 from the lake budget for Phase 1 construction materials.
Motion carried.
- **Boat Ramp:** The board compared two estimates. Waterways Construction quoted \$52,000 for a straightforward replacement, while JEO Consulting quoted \$119,000 for a fully engineered and managed project. The committee will continue to look for other contractors.

Party Committee

- **Winter Social:** Approximately 30 residents attended the event. The board noted the success of the self-funded model.

Improvements Committee

- **Founders Monument:** Installation is on track for June.
- The board would like to know the cost of a high-visibility electronic message sign to improve communication with residents entering the community.

VI. OLD BUSINESS

- **Legal Action:**
 - **Lot 14 (Clegg):** An attorney representing the Cleggs has filed a lawsuit against the Lake Ventura Association in Dodge County Court. The suit seeks to compel the board to approve a black shingle color for their roof and to reimburse them for lost insurance money regarding the roof replacement due to the delay in getting roofing approved. LVA's attorneys have submitted a response to the court and are currently awaiting a response.
 - **Lot 42 (Johnson):** Attorney Svoboda (Dvorak Law Firm) has filed a lawsuit against the Johnsons for installing a different shingle color (black) than the one approved by the association (weathered wood). The Johnsons have until February 20th to respond.
- **Non-Legal Violations:**

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- **Lot 14 (Clegg):** The owners of Lot 15 (Fischers) brought to the attention of the board in the January meeting that the hedge row on Lot 14 now exceeds 6 feet in height, which is a violation of the LVA covenants. The board had previously sent a letter notifying the owners that such height would constitute a violation. A new letter was sent to the owners of Lot 14 notifying them that they have until February 28th to reply, otherwise the board will find in default that this is a violation and take further action.

VII. NEW BUSINESS (ANNUAL MEETING PLANNING)

- **Logistics:** Sunday, March 29, 2026, at 1:00 PM at RVR Bank.
- **Quorum:** Requires 25% representation (28 of 113 lots).
- **Elections:** Two board seats are up for election. Mary Haskins is eligible for re-election; the second seat (formerly Jeff Hamilton's currently filled by Thomas Snodgrass) is also open.
- **Key Topics at Meeting:**
 - **Assessment:** One-time assessment for alum treatment of the lake.
 - **Dues:** Discussion on a proposed \$100/year increase over the next five years. The goal is an \$800 annual rate to ensure long-term solvency for modernization.

VIII. ADJOURNMENT

Motion to adjourn by Mary Haskins, seconded by Thomas Snodgrass.

Meeting adjourned at 8:40 PM.

LVA Monthly Treasurer's Report

February 10, 2026

Reporting Period: 12/30/2025 – 01/30/2026

1. Account Balances

| Account Name | Beginning Balance | Deposits | Withdrawals | Ending Balance |
|--------------|-------------------|----------|-------------|----------------|
| Checking | \$32,030.63 | \$10.60 | \$4,005.90 | \$28,035.33 |
| Savings | \$19,322.32 | \$ _____ | \$ _____ | \$19,322.23 |

2. Income

- Interest: \$10.60
- : \$ _____
- **Total Income: \$10.60**

3. Expenses

- Dvorak Law Group: \$1,505.90
- Bob Mahlendorf, removal of Christmas lighting and décor: \$2,500.00
- **Total Expenses: \$4,500.90**

4. Outstanding Items

- Ck 34.67 Brett Fischer Stamps and Envelopes: \$33.93
- : \$ _____

5. Notes & Comments

RVR bank will now be mailing the Bank statements to t5003 Ventura Dr.

Karen will be back for the March Board meeting

Prepared by: Mary Haskins

Date: 02/010/2026



DVORAK

Law Group, LLC

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

February 6, 2026

Lake Ventura Homeowner's Association
c/o Dr. Brett Fischer, President
fischer68025@msn.com
1801 La Playa Ln.
Fremont, NE 68025

Invoice # 118037
Client # 1011290
Matter # 0000

For Professional Services Rendered through January 31, 2026

RE: **adv. Kent and Amy Johnson**

PROFESSIONAL SERVICES

| Date | Description |
|---------|---|
| 1/05/26 | Conference with Jonathan Tilden regarding facts of matter and preparation of Complaint. |
| 1/05/26 | Begin work on draft Complaint. |
| 1/06/26 | Continue work on draft Complaint, adding in additional claims based on restrictive covenants. |
| 1/16/26 | Receipt of returned letter to Mr. and Mrs. Kent Johnson at Fremont, Nebraska address. |
| 1/19/26 | Email correspondence to Brett Fischer with draft Complaint. |
| 1/21/26 | Telephone call with Brett Fischer regarding Complaint and filing the same; email correspondence to Justin Pritchett with file-stamped copy of complaint and request for waiver of service; email correspondence to Brett Fischer with file-stamped copy of Complaint. |
| 1/26/26 | Email correspondence from Justin Pritchett confirming acceptance of service on behalf of the Johnsons and answer date; email correspondence to Justin Pritchett proposing Feb. 20 as answer date. |

TOTAL PROFESSIONAL SERVICES \$ 1,990.50

COSTS ADVANCED

| Date | Description | Amount |
|---------|--|--------|
| 1/21/26 | Filing Fees - Complaint - Praecipe - Contract disputes filed on behalf of Lake Ventura Homeowners Association. | 89.00 |

TOTAL COSTS ADVANCED \$ 89.00

TOTAL THIS INVOICE \$ 2,079.50





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February 6, 2026

Lake Ventura Homeowner's Association
c/o Dr. Brett Fischer, President
fischer68025@msn.com
1801 La Playa Ln.
Fremont, NE 68025

Invoice # 118038
Client # 1011290
Matter # 0001

For Professional Services Rendered through January 31, 2026

RE: Clegg v. Lake Ventura Association

PROFESSIONAL SERVICES

| Date | Description |
|---------|--|
| 1/05/26 | Telephone calls with Croker Huck Law Firm; receipt of Entry of Appearance filed by Justin Pritchett for Plaintiffs; email correspondence from Brett Fischer with letter to Residents of Barrington Park; email correspondence to Brett Fischer with operative pleadings in Barrington Park matter; telephone call with Justin Pritchett. |
| 1/06/26 | Review of Dodge County Register of Deeds website; retrieval and indexing of recorded documentation regarding covenants; and preparation of email forwarding recorded covenant documentation. |

TOTAL PROFESSIONAL SERVICES \$ 708.00

COSTS ADVANCED

| Date | Description | Amount |
|---------|--|--------|
| 1/06/26 | Copies, TriMin Government Solutions, Covenants and Supplemental Covenants. | 16.00 |

TOTAL COSTS ADVANCED \$ 16.00

TOTAL THIS INVOICE \$ 724.00



Architectural Committee Meeting

Minutes

January 22, 2026

Members present:

Brett Fischer (Chair)

Chip Gossett

Adam Crowe

Rich Seitz

1. Review minutes
2. Improvement Requests
 - a. Lot 10 Stevens, Buried propane tank- approved location of tank
 - b. Lot 62 Christofferson, New docking including sea wall- approved reviewed if any docking material is to be brought in by lake need to follow rules
3. Reviewed propane covenant
 - a. Multi step approval process
 - b. Approve position of tank
 - c. Need all certificates of technicians installing tank and line
 - d. Approve plan of installation and landscaping
 - e. Inspection of installation and obtain final signatures of technicians
 - f. Approval by Board
 - g. Fill tank
4. Next Meeting
 - a. 2-19-26

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name CYNTHIA K CHRISTOFFERSEN 2022 TOLKEMAN DR

Lot number or Lot address 62 / 5266 VENTURA DRIVE

Contractor: ON THE WATER

Certified Plot Plan NO

Lot lines measured out and marked: NO

Building or improvement dimensions staked out: N/A

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? POSSIBLY - ??

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

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

Type of facing/siding: N/A

Type of roofing: METAL / TAN

Electric heat or heat pump: N/A

Front grass lawn: N/A

Concrete driveway to street: N/A

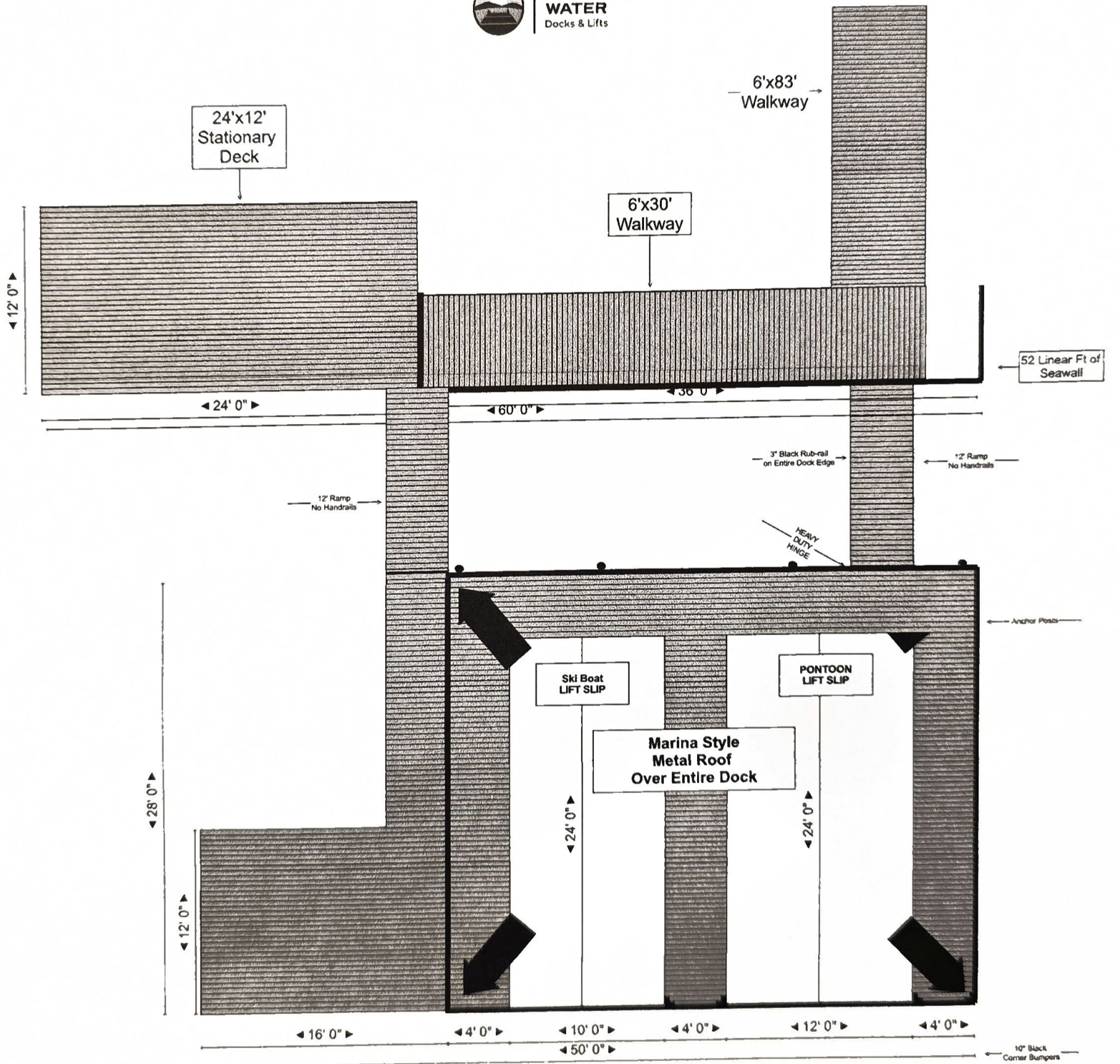
Architecture Committee Approval: [Signature] 1/23/20

Lake Ventura Board of Directors Approval: [Signature]

Date: 2/10/20



ON THE WATER
Docks & Lifts



Name/Address: Dennis + Diane Stevens 5101 Ventura Dr.

Date: 1-15-26 Specifications attached: yes

Owner's lot is marked for LVA architectural team where propane tank with be installed yes

The Following provisions shall apply to all propane applications:

Only one (1) propane tank per lot owner (not including propane tanks with the capacities of 20 pounds or less)

Above ground propane tanks:

N/A concealed from view of the street and lake by a fence or hedge which is approved by the LVA Board of Directors upon recommendation of the architectural committee. _____
LVA member/date

N/A have a capacity of no greater than 125 gallons

N/A located not less than 10 feet from any ignition source and nearest lot line

Buried propane tanks:

not exceed 500 gallons. Tank size for this application 500

located in the yard of the lot owner between the street and their residence

located not less than 10 feet from any ignition source and nearest lot line

_____ The location of the burying of the tank shall be approved by the LVA board of directors upon recommendation by the architectural committee _____
LVA member/date

_____ all propane applications, including burial of tanks, must comply with all applicable state statutes, regulations of the Nebraska State Fire Marshal, and National Fire Protection Code ("NFPC")

an approved propane tank may only be buried beneath the ground pursuant to specifications approved by a technician who is CEPT certified.

Installer: Otte Oil + Propane Wahoo, NE 402-443-3563

_____ specifications shall include detail for proper tank and line installation, anchoring, cathodic protections, leakage prevention and sleeving of gas lines entering the residential structure in order to ensure the underground installation is reasonably safe from foreseeable risk of harm or disruption of the take.

_____ all underground installations must be approved by the LVA board of directors upon recommendation by the architectural committee. _____
LVA member/date

_____ no propane tank or propane lines may be buried in any bare sand areas as all underground approved propane tank installations shall be covered with topsoil, landscaping, or both.

_____ all permitted propane applications must, upon installation, be inspected and approved by a technician who is CETP certified by the National Propane Gas Association as being in compliance with this covenant and all applicable federal, state, and local statutes, regulations, rules and codes.

_____ CEPT certified technician _____ date

Lake Management Committee
Lake Ventura Association
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Monthly Meeting: February 3, 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 1-6-26 minutes.

Tom reported that the LVA Board approved adding Ric Flynn as a member of the committee.

Discussed potential vote at the annual meeting regarding special assessment for alum treatment, including an early email introducing the topic, flyers in mailboxes, Facebook post, informational sign at the entrance and official notice attached to the annual meeting notice.

Boat Ramp: Tom reported On The Water is interested in bidding, Waterways should be back in contact soon, and reaching back out to Outback and potentially CR Menn and J&R Concrete

Recommended fish habitat be constructed and deployed at locations noted on a map to be presented to the LVA Board for approval at the next meeting. This would include roughly 100 buckets with irrigation tubing cemented into the bucket to be placed around the lake at a cost of approximately \$15-20 per bucket. Will ask the LVA Board for \$2000 to use toward the project.

Submitted by Steve Alcorn

Future topics for consideration by the committee:
Managing bass population for larger fish.
Long-term stocking plan

ESTIMATE

**WATERWAYS CONSTRUCTION
LLC**
68025-4499

joepa.marquez25@gmail.com
+1 (402) 720-9979

Snodgrass, Thomas
Bill to
Thomas Snodgrass

Ship to
Thomas Snodgrass


Estimate details

Estimate no.: 1006
Estimate date: 02/04/2026

| # | Product or service | Description | Qty | Rate | Amount |
|----|--------------------|---|-----|--------------|--------------------|
| 1. | Sales | We have approx 1350 square feet of ramp to rip out and dispose of | 1 | \$6,000.00 | \$6,000.00 |
| 2. | Sales | Rebar and installation material and labor | 1 | \$3,235.00 | \$3,235.00 |
| 3. | Sales | To form and pour the first 480 square feet | 1 | \$13,200.00 | \$13,200.00 |
| 4. | Sales | Top grade the rest of ramp and sides pour the rest of ramp | 1 | \$30,000.00 | \$30,000.00 |
| | | | | Total | \$52,435.00 |

Accepted date

Accepted by

| | | |
|---|---|---|
| ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST | |  |
| Project Name: | BOAT LAUNCH IMPROVEMENTS - LAKE VENTURA | |
| Project Location: | DODGE COUNTY, NEBRASKA | |
| JEO Project No.: | JEO PROJECT NO. 251114.00 | Date Prepared: August 1, 2025 |

| Item # | Description | Unit | Quantity | Unit Price | Total |
|--------|-------------|------|----------|------------|-------|
|--------|-------------|------|----------|------------|-------|

| | | | | | | |
|---|--|------|-----|---|----------|------------------|
| ALTERNATIVE 1: BOAT RAMP - 20% GRADE | | | | | | |
| 1. | Mobilization | LS | 1 | \$5,000.00 | \$5,000 | |
| 2. | Bonding and Insurance | LS | 1 | \$2,000.00 | \$2,000 | |
| 3. | Remove Concrete Pavement | SY | 161 | \$35.00 | \$5,635 | |
| 4. | Site Grading | LS | 1 | \$7,500.00 | \$7,500 | |
| 5. | Reinforced Concrete Pavement, 7" Thick (Push-In-Section) | SY | 63 | \$400.00 | \$25,200 | |
| 6. | Reinforced Concrete Pavement, 7" Thick (Poured-In-Place) | SY | 41 | \$200.00 | \$8,200 | |
| 7. | Crushed Rock Base Course | TONS | 31 | \$90.00 | \$2,790 | |
| 8. | Remove and Reset Dock | LS | 1 | \$1,500.00 | \$1,500 | |
| 9. | Site Restoration | LS | 1 | \$4,000.00 | \$4,000 | |
| | | | | Construction Subtotal | Alt 1 | \$62,000 |
| | | | | Contingency | 30% | \$19,000 |
| | | | | Professional Services (Engineering, Permitting, Construction) | | \$38,000 |
| | | | | Total Opinion of Construction Cost - Alt 1 | | \$119,000 |

| | | | | | | |
|---|--|------|-----|---|----------|------------------|
| ALTERNATIVE 2: BOAT RAMP - 15% GRADE | | | | | | |
| 1. | Mobilization | LS | 1 | \$6,000.00 | \$6,000 | |
| 2. | Bonding and Insurance | LS | 1 | \$2,000.00 | \$2,000 | |
| 3. | Remove Concrete Pavement | SY | 161 | \$35.00 | \$5,635 | |
| 4. | Remove Asphalt | SY | 26 | \$35.00 | \$910 | |
| 5. | Site Grading | LS | 1 | \$10,000.00 | \$10,000 | |
| 6. | Reinforced Concrete Pavement, 7" Thick (Push-In-Section) | SY | 63 | \$400.00 | \$25,200 | |
| 7. | Reinforced Concrete Pavement, 7" Thick (Poured-In-Place) | SY | 82 | \$200.00 | \$16,400 | |
| 8. | Asphalt Concrete | TONS | 6 | \$1,200.00 | \$7,200 | |
| 9. | Crushed Rock Base Course | TONS | 51 | \$90.00 | \$4,590 | |
| 10. | Remove and Reset Dock | LS | 1 | \$1,500.00 | \$1,500 | |
| 11. | Site Restoration | LS | 1 | \$5,000.00 | \$5,000 | |
| | | | | Construction Subtotal | Alt 2 | \$85,000 |
| | | | | Contingency | 30% | \$26,000 |
| | | | | Professional Services (Engineering, Permitting, Construction) | | \$38,000 |
| | | | | Total Opinion of Construction Cost - Alt 2 | | \$149,000 |

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

EVENT COMMITTEE REPORT

LVA Board Meeting 02/10/2026

Winter Social

Winter social was held at Tavern 30

5:00-8:00pm

30 residents attended. One did not eat so did not collect the \$10 fee.

Fees collected:

| | | |
|-------------------|------|-------|
| \$10.00 per adult | x 25 | \$250 |
| \$ 5.00 per child | x 4 | \$ 20 |
| Total collected | | \$270 |
| Bill for food | | \$216 |

The remaining \$54 was used for tip. Additional tip was donated.

Veggies and Bars were donated

Tavern 30 staff was very accommodating and did a good job serving.

Have not received any feedback from those attending or those who were not able to attend.

About half the number attended as last year.

Would welcome any ideas for a get together in the winter.

Respectfully submitted,

Mary Haskins

02/10/2026

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 (1st Saturday and Sunday) Annual Picnic/Activities
(LVA Event Committee)

*July 4th of July Fireworks
(Scheduled by Community Volunteer)

*July..... Boat/Kiddie Parade
Community Volunteers)

October..... Fall Decorations
(LVA Grounds Improvement Committee)

October (3rd 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*

IN THE DISTRICT COURT OF DODGE COUNTY, NEBRASKA

LAKE VENTURA HOMEOWNERS
ASSOCIATION, INC.,
a Nebraska Nonprofit Corporation

Plaintiff,

v.

KENT JOHNSON and AMY
JOHNSON.

Defendants.

Case No. CI 26-_____

COMPLAINT

Plaintiff Lake Ventura Homeowners Association, Inc. (“Association” or “Plaintiff”), for its claims for relief against Defendants Kent Johnson and Amy Johnson (“Defendants”) states and alleges as follows:

PARTIES

1. Plaintiff Lake Ventura Homeowners Association, Inc. is a Nebraska nonprofit corporation organized under the Nebraska Nonprofit Corporation Act, with its principal place of business in Fremont, Dodge County, Nebraska. The Association is responsible for managing and enforcing the covenants, conditions, and restrictions applicable to the Lake Ventura Subdivision (“Subdivision”).

2. Defendants Kent Johnson and Amy Johnson are individuals who own the property located at 5275 Ventura Drive, Fremont, Nebraska 68025, which is Lot 42 in the Subdivision (the “Property”). Defendants are the owners of record of the Property and are members of the Association by virtue of their ownership. Upon information and belief, Defendants also maintain a residence at 2508 S. 186th Circle, Omaha, Nebraska 68130.

JURISDICTION AND VENUE

3. This Court has subject matter jurisdiction over this action pursuant to Neb. Rev. Stat. § 25-401, as it involves the enforcement of restrictive