LVA Board of Directors September Meeting

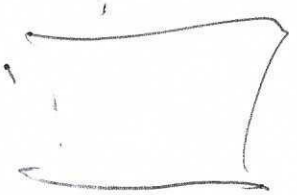
Time 630 PM

5131 Ventura Dr

9-8-26

1) Call to order
2) Roll call of officers.
3) Introduction of guests
4) Anything to come before the Board.
5) Review of minutes - August meeting – Lisa
    a. Discuss format
6) Treasurer Report – Karen
    a. Bills
7) Committee Reports
    a. Architectural Committee – Brett
        i. Review roof covenant - Tom
    b. Lake/Fish Committee – Tom
        i. Quarantine Policy – Tom/Brett
    c. Boat Committee – Tom/Brett
    d. Events – Lisa .
    e. Improvements – Karen
8) Old Business
    a. Handbook Update – Brett
    b. Alum Update - Tom late october
    c. Boat Ramp Update – Brett
        i. Ground Lease Agreement
        ii. Timme Welding – Boat Gate
    d. Legal Update – Brett
        i. Lot 42 – Johnson/Murer
        ii. Lot 14 – Clegg
    e. Any other Old Business
9) New Business
    a. Board Membership – Brett
    b. Trailer Dedication Agreement
        i. Change dates
    c. Annual Meeting – Date/March SUN March 14 th
        i. Location RVR 130 pm
        ii. Zoom
    d. Any other business Dredging
    e. Adjournment

35
19
54K



Lake Ventura Association
5003 Ventura Dr
Fremont, NE 68025

lakeventura@aol.com

RE: BOARD OF DIRECTORS MEETING MINUTES
DATE: Sep 8, 2026
TIME: 6:31 PM
LOCATION: 5131 Ventura Dr

1. CALL TO ORDER

The meeting was called to order by President Brett Fischer at 6:31 PM.

2. ROLL CALL

Role	Name	Status
President	Brett Fischer	Present
Vice President	Thomas Snodgrass	Present
Treasurer	Karen Ferrin	Present
Secretary	Lisa Novak	Present
Member at Large	Open	Absent

A quorum was established with 4 of 5 Board Members present.

Guests	Lot
Larry Snyder	58
Steve Alcorn	40
Mike Murer Brad Novak	42 82/83

3. MINUTES REVIEW & APPROVALS

The minutes of the August meeting were reviewed and approved.
Motion: Accept August meeting minutes as written. — *Moved by Karen Ferrin, Seconded by Lisa Novak (Carried 4-0)*

4. TREASURER'S REPORT

Starting balance: $41,044.09. Current checking balance: $35,694.06. Savings balance: $19,439.28. Bank statement was delayed due to off-site processing; online banking access will be set up to review cashed checks.
Motion: Accept Treasurer's report as presented. — *Moved by Karen Ferrin, Seconded by Lisa Novak (Carried 4-0)*

5. BILLS FOR APPROVAL

Dvorak Law bill for $990.00 for legal services rendered in August.
Motion: Approve payment of $990.00 bill for Dvorak Law. — *Moved by Karen Ferrin, Seconded by Lisa Novak (Carried 4-0)*

6. COMMITTEE REPORTS

6.1 Architectural

Lot 10 (Stevens) requested an extension off the back deck; verified dimensioning/setbacks and approved a 16-foot deck extension. Lot 68 (Callahan) installed a new roof using Malarkey Windsor weathered wood shingles. Lot 116 (Dillon) requested a covered patio extension (approved) and synthetic plastic roofing from DaVinci in Mountain color (held for re-evaluation). Discussion held regarding guardrails/standards for weathered wood shingles and synthetic materials in the upcoming covenant and handbook revisions. Lot 14 roof shingle delivery expected on September 21st, with installation to follow.

6.2 Lake and Fish

E-foil observed on the lake with Missouri stickers; letter/call will remind owners of registration requirements (Nebraska numbers and lot stickers required). No fall stocking will occur; fish survey planned for spring with estimated cost of $2,100. Solitude scheduled for late October for water treatment. Phil Page offered small-scale dredging for individual docks in spring following a 30-day quarantine period; interest list started. Alum application planned for late October.

6.3 Events

Erica (food truck/coffee vendor) contacted to gauge interest in regular/rotating visits. Christmas lights display canceled for this year to save budget.

6.4 Improvements and Grounds

Mailbox checked weekly; non-association mail redirected to SID. Quote received from Jeremy Timm to build and install a new access gate at the boat ramp for $4,130.00.

6.5 Boat & Ski

Discussion on boat quarantine procedures; winter trailer tagging to enforce 30-day quarantine rules. Proposed ski club activities and water ski tournaments for upcoming season.

7. OLD BUSINESS

Handbook & Covenant Revision: Community meeting postponed; committee continues synthesizing updated rules on boat launching, quarantine, and voting rights. Alum Application: Application scheduled for late October, mirroring previous application parameters.

8. NEW BUSINESS

Lot 42 Roofing Violation: Review of the unapproved dark roof installation on Lot 42. Property transferred to new owners (Mike & Lauren Murer). During discussion, Mike Murer noted his background working in general construction through college where he installed around 10 weathered wood roofs and wished the roof was weathered wood color. He acknowledged that he understood the dispute regarding the roof color and expected to be joined in the lawsuit when purchasing the property, noting how the purchase agreement was structured in light of the known litigation. The Board determined that covenant violations run with the land and formally found Lot 42 in violation of architectural and roofing color covenants. Written notice of violation and required enforcement remedies will be sent to the new owners.

Boat Ramp Lease & Fuel Station: Reviewed 22-page lease agreement proposal from the SID for the fuel station and dock. Due to high insurance costs ($14k–$35k/year), regulatory liabilities, and operational expenses, the Board declined the lease proposal and recommends the SID seek a commercial third-party operator.

Boat Ramp Gate Replacement: Approved $4,130.00 quote from Jeremy Timm for a new gate at the boat ramp.

Victory Boat Trailer Agreement: Approved trailer agreement extending through December 31, 2026.

9. ANNUAL LVA MEETING SCHEDULED

DATE: March 14. 2027
TIME: 1:30 PM
LOCATION: RVR

10. ADJOURNMENT

Meeting adjourned at 8:50 PM.

11. NEXT BOARD MEETING

DATE: Tuesday, October 13
TIME: 6:30 PM
LOCATION: 5131 Ventura Drive

Sincerely,

Lisa Novak, Secretary

Executive session was held at 6:30 pm on Wednesday, September 16th.

Dept

Treasurer's Report
for Oct. 13, 2026 LVA Meeting

Checking Account $ 35,694.06
Savings Account 19,439.28

Beginning $ 35,694.06
deposits —
Interest 11.75

Checks written from to

Check #		Amount
2513	Brett Fisher - Trailer + portion Registered	322.87
2518	Dvorak Law - Johnson	990.00

Alum - $ 186,534.98
(2nd payment) → 183,625.00
$ 2909.98 left
+ dept. int. = —

Total $ out $ 1312.87

Balance in checkbook $ 34,392.94

(Int. $ 25.92) → Savings $ 19,465.20

e TRAILER (2023)
e UTILITY TRAILER

Details
AW19TA809522
HORE LAND'R 24' 2 WHEEL
TRAILER | BLACK

LAKE VENTURA HOA
5003 VENTURA DR
FREMONT NE 68025-9706

Type NEW REGISTRATION
Weight 1000 POUNDS
Expires June 2027

Reg Date 29-Jul-2026
Title Number N0006939845

Total Paid
$ 267.87

2026 SHORE LAND'R 24' 2 WHEEL
BOAT TRAILER

Owners
LAKE VENTURA HOA

Situs Address
5003 VENTURA DR
FREMONT NE 68025-9706

2025 Tax District
256 - 256 PL-1-8-SD-3P

Reg Date 29-Jul-2026
Exp Date June 2027

RS0018089046 N0006939845 29-Jul-2026

Reg Issuance	5.50
Registration	1.00
Plate Fee	4.10
State Sales Tax	219.40
Tire Fee	2.00
Sales Tax Penalty	5.00
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.

Requests for refund/credit of fees upon loss of possession, transfer of ownership, or change state of registration must be made within **sixty days** from the date of the loss, transfer, or issuance of out-of-state registration.

te of Nebraska - Boat Registration
INTERSTEIN, COUNTY TREASURER
- FREMONT NE 68025

F34070648

NB054AVM
Use PLEASURE
gth 24 FT 0 IN
ial ALUMINUM
ion PROPELLER
ype
ails
)3E888
ACKER MARINE GROUP LP
ACKER
ON BOAT | RED, BLACK
ARD | GASOLINE

LVA
5003 VENTURA DR
FREMONT NE 68025-9706

Reg # BT0018005575
Type RENEWAL
Class CLASS 2
Expires December 2027

Reg Date 29-Jul-2026
Title Number N0003556448

Total Paid
$ 55.00

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

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

Owners
LVA

Situs Address
5003 VENTURA DR
FREMONT NE 68025-9706

Reg Date 29-Jul-2026
Exp Date December 2027

BT0018005575 N0003556448 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 with **12 months or more** remaining in the current registration.

PD 8-12-26
PR# 2513
$322.87 — Brett Fischer
COPY

Architectural Committee Meeting

Minutes

September 2nd 2026

Tavern 30 730PM

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

1. Review of Requests
    a. Lot 10, Stevens – reviewed and approved a change in the back deck. Changed to an extension off the west side of existing deck. – Approved
    b. Lot 68, Callahan – roof approval Malarkey Windsor Weathered Wood – Approved
    c. Lot 116, Dillion – reviewed a roof change request and a minor roof extension.
    Roof request was DaVinci synthetic shake Mountain – Not Approved
    Roof extension approved
2. Other Business
    a. Lot 10 only active project
        i. Back Deck – they revamped back deck as to avoid line of site concerns brought by Lot #9
        ii. Also reviewed lot lines, lot dimensions including length, determined not a violation of the 35 feet to back pin concern
        iii. Letter sent by the Board to Lot #9 outlining review process and outcome
    b. Lot 14 Roof
        i. Anticipate shingle delivery 9-21-26
        ii. Will confirm shingle prior to installation
    c. Reviewed weathered roof memo, agree with memo except about naming specific shingle or company concerning synthetic roofs

Next Meeting: 9-17-26

730pm

30 Tavern

Lake Ventura Construction/Improvement Worksheet

When All Applicable Information is Complete Submit to the Chairperson of the Architectural Committee

Property Owner's Name(s): Stevens Dennis + Diane

Lot Number and Address: Lot 10 5101 Ventura Dr

Contractor: Chad Parr

Certified Plot Plan/Architectural Plans: _____

Lot Lines Measured Out and Marked: Change in backyard deck

Lot Pins Identified and Marked: only 16x15 ft extension on. West side of deck no roof extension

Building or Improvement Dimensions Marked Out: _____

Side Setback of 10 Feet or More: _____

Front and Back Setbacks 35 Feet or More: _____

Garage Minimum Size 20x22 Feet: _____

Main Floor Dimensions Minimum Size 1200 Square Feet: _____

Do Improvements Obstruct Neighbors View: _____

Type of Facing/Siding: (Separate Worksheet Required) _____

Roof Type: (Separate Worksheet Required) _____

Type of Heat Installed: (Separate Propane Worksheet Required) _____

Front (Street Side) and Side Yards Grass Lawn: **Yes / NO**

Concrete Driveway to the Street: **Yes / No**

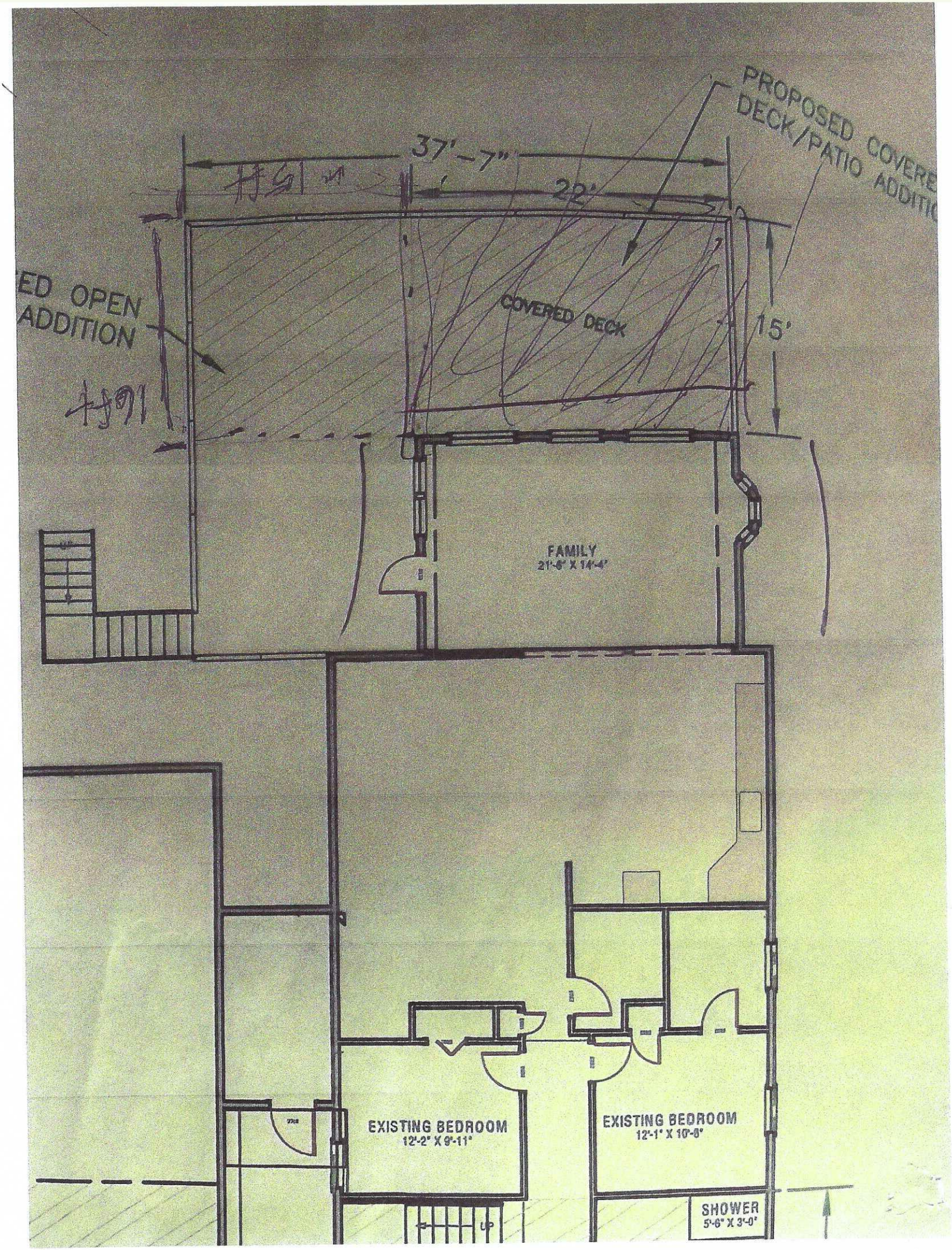
No More Than Two- and One-Half Stories: **Yes / No**

Date Submitted: 8/22/26

Architecture Committee Approval/Denial: [signature]

Lake Ventura Board of Directors Approval/Denial: [signature] Karen J. Ferrer [signature] Thomas B. Snodgrass

Date of Approval: 8/26/24


PROPOSED COVERE
DECK/PATIO ADDITIO
37'-7"
22'
ED OPEN
ADDITION
COVERED DECK
15'
FAMILY
21'-6" X 14'-4"
EXISTING BEDROOM
12'-2" X 9'-11"
EXISTING BEDROOM
12'-1" X 10'-8"
SHOWER
5'-6" X 3'-0"

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): Michael Callahan 402-618-2495

Lot Number and Address: #68 5232 Ventura Drive

Contractor: GGR Roofing & Exteriors - Dan Goeskin 402-719-1468

Roofs:

Manufacturer: Malarkey Roofing

Name of Shingle: Windsor Weather Wood

Grade and/or Rated Year of Shingle: Class 4 impact resistant

Sample or Brochure Included: **Yes** / **No**

Roof Pitch (minimum of four inches per foot [4-12 pitch]). 12/12

Contact Committee Member or Board Member on delivery of shingles: will do

Exterior Finish:

Manufacturer if Applicable: _____

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

Exterior Colors: _____

Date Submitted: 8/19/24

Architecture Committee Approval/Denial: [signature]

[signature] 8/25/24

Date Signed: _____

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

_____

Date Signed: 8/26/24

Lake Ventura HOA Board of Directors
5003 Ventura Dr
Fremont, NE 8025
402-719-0370

Norman and Debra Hedgecock
5051 Ventura Dr.
Fremont, NE 68025

August 31st, 2026

Dear Norm and Debbie,

The entire Board of Directors wants to extend our sincere appreciation regarding your attendance at the last Board of Directors meeting.

You brought up very legitimate and well-articulated concerns regarding the construction project on Lot # 10. We pledged to you that evening that we would do a review of the covenants as it pertains to your concerns and your home.

Concern #1 – Covenant # - 20 Line of sight
Both the architectural committee reviewed the current plans, reviewed the project from your primary viewing site and the neighbors to the west of Lot #10. We felt that a compromise would be to push the deck/roof extension back 5 feet and that would allow greater than 100 degrees of viewing. After meeting with the owners of Lot #10 they voluntarily decided not to extend back from the east side in front of the current east addition, but as you suggested only extend the west side of the deck. This was reviewed and approved by the Architectural committee and the Board.

Concern #2 – Covenant #11 - Encroachment on rear pin easement

We went back and reviewed the original Platt for Lave Ventura from 1973. We obtained the east and west lot line length. To have a second point of reference we reviewed the Lot #10's dimensions including the distance on both the east and west side of the property on the County's website The measurement from the front surveyor pins back are roughly 210 feet on the west side and 204 feet on the east side. We had the contractor measure those distances and the proposed deck extension and the 35-foot setback. The extension is well within that distance and not a violation of the covenant. We have left the stakes and measurements visible if you would like to see or review them.

We have authorized Stevens and their contractor to continue with the project. I hope we have adequately reviewed your concerns. If there are any additional questions, please do not hesitate to ask any Board member.

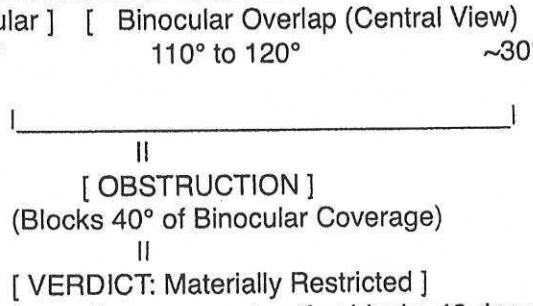
Lake Ventura Board of Directors:
Brett Fisher (President), Tom Snodgrass (Vice - President),
Karen Ferrin (Treasurer), Ellen Janssen (Secretary), Lisa Novak (Member at Large)

The concept of binocular coverage and the legal/planning term "materially restrict a view" work together to measure exactly how much a new building or structure blocks a person's eyesight.
When a homeowner or developer faces a rule stating they cannot "materially restrict the view", urban planners, architects, or courts use the mechanics of human vision—specifically binocular coverage—to objectively prove whether a view has been ruined.

Sunrise Village Homeowners Association
1. Defining the Technical Roles
Binocular Coverage (The Central View): This is the high-value 110° to 120° sweet spot of human vision where both eyes overlap. It gives us depth perception, clarity, and forms the core of what we consider a "scenic view."

Chadwick Optical
Materially Restrict (The Legal Threshold): In real estate covenants and zoning laws, to "materially restrict" a view means to block it in a significant, measurable, or impactful way—not just a minor nuisance.

Sunrise Village Homeowners Association
2. How They Work Together in Practice
When a neighbor builds a new wall or an addition, experts analyze how the obstruction cuts into your binocular coverage to determine if the restriction is "material":



Quantifying the Loss: If a new construction blocks 40 degrees of your outer peripheral (monocular) vision, the view is usually not considered "materially restricted." However, if that same 40-degree obstruction sits right in the center of your binocular coverage—blocking a mountain range or ocean directly in front of your window—it severely degrades your high-quality depth perception and focal view. This constitutes a material restriction.

H2O Open Casebook
Window Placement and Framing: Architects use binocular coverage to design windows that maximize the perceived space. If an obstruction forces a viewer to shift their head or rely on single-eye peripheral vision to see the landscape, the design has failed the "material restriction" test because it broke the natural binocular overlap.
Objective Legal Proof: Rather than arguing over vague feelings about a "ruined view," surveying tools map out the degrees of horizontal and vertical vision blocked. If a structure significantly swallows up the central binocular coverage zone from primary living areas (like a patio or living room window), it provides concrete math that a judge or architectural committee can use to order a teardown or modification

Propane tank

From: lakeventura@aol.com <lakeventura@aol.com>
To: Shawn Pebley
Date: Sep 13, 2026, 1:56 PM

Shawn,

The Board and wanted to say thank you for taking care of the propane tank issue. It is greatly appreciated.

I know this has been a difficult and trying year for you and your family.

Thank you again, please let me know if there is anything we can assist you with.

Brett

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

Monthly Meeting: September 1, 2026, at 6:30pm, Tavern 30

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

Approved 8-4-26 minutes.

Reported from Tom:

Phil Page has a small dredge that he's willing to quarantine in the spring and work on anyone's beach that wants it done. More info will follow to residents.

LVA Board approved purchasing a mini slolam course to be placed within the larger course.

There is still an efoil being used on the lake (Maass) with MO license. Also discussed the need to remind residents that kayaks or other lake toys and not to be brought in. Only those that are owned by residents and kept here should be used. IN Person

Discussed future topics. Recommend to the Board that we obtain a fish survey in the spring for purposes of recommendations on stocking, harvest and rough fish control. Steve will reach out to Nebraska Lake Management. > March 2027

Recommend treating phragmites one more time this year.

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

Sheet1 Sheet2 Sheet3

Timme Welding & Supplies LLC

Complete Welding-Portable Welding-Metal Fabrication-Railings

Repairs-Steel Sales-Boss Snow Plow Sales-Boss & Meyer Parts & Service

PHONE: 402-721-4842 140 E Washington Street FAX: 402-941-5005
Fremont, Ne 68025
timmewelding@hotmail.com

ESTIMATE

DATE: September 3 2024

COMPANY: Lake Ventura

ATTENTION: Bret

DOWNPAYMENT PRIOR TO FABRICATION: $_____

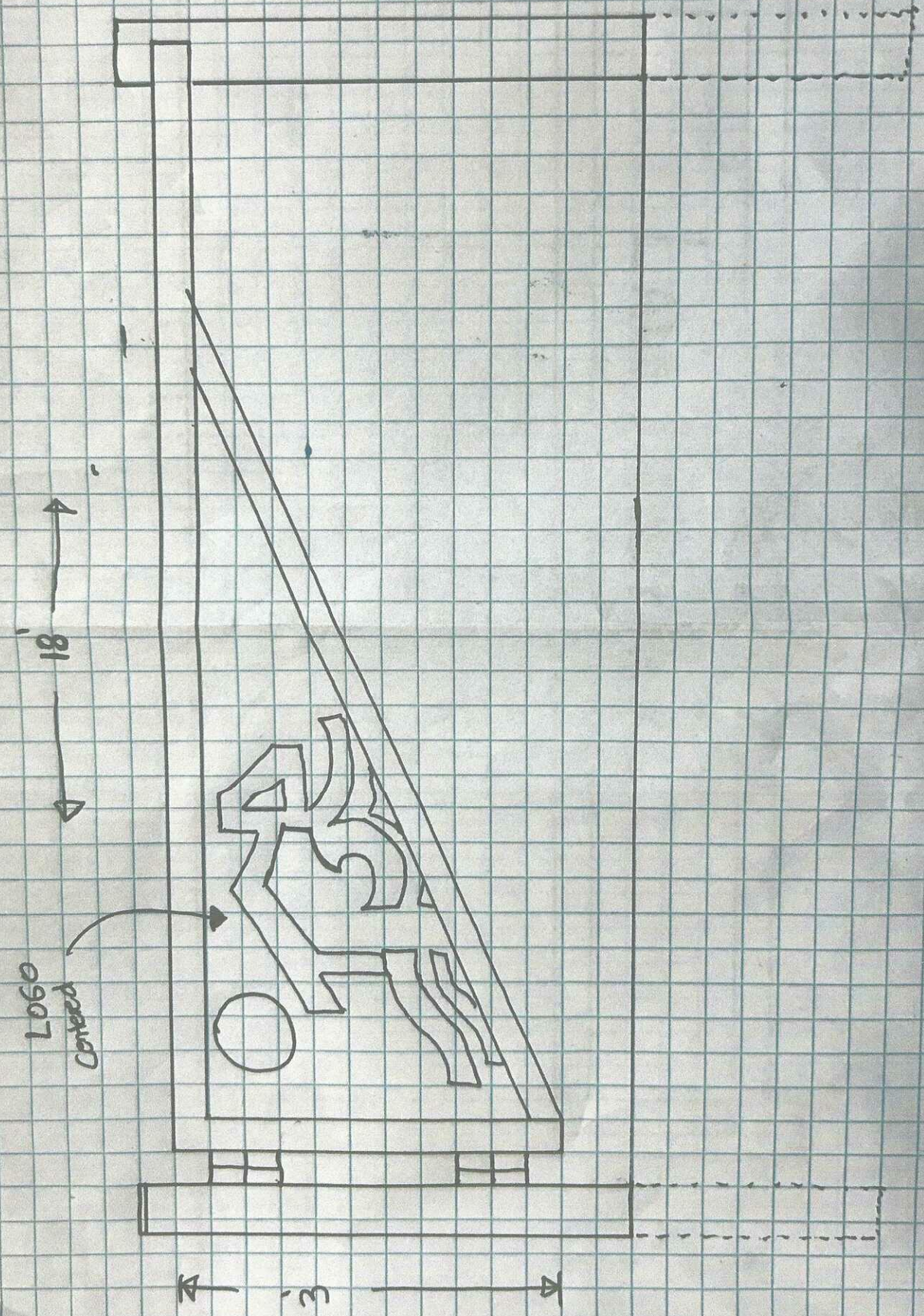
Fabricate a 3' x 18' arm gate with logo cut out with posts - Powdercoated - Installed on site

Sub Total	$3,860.00
Sales Tax	$270.20
Total	$4,130.20

Thank You
Jeremy Timme

ESTIMATE IS VALID FOR 30 DAYS

Approved
9/8/24


18'
3'
Logo
Centered

Timme Welding & Supplies LLC

Complete Welding-Portable Welding-Metal Fabrication-Railings

Repairs-Steel Sales-Boss Snow Plow Sales-Boss & Meyer Parts & Service

PHONE: 402-721-4842 140 E Washington Street FAX: 402-941-5005
Fremont, Ne 68025
timmewelding@hotmail.com

ESTIMATE

DATE: September 1 2026

COMPANY: Lake Ventura

ATTENTION: Bret

DOWNPAYMENT PRIOR TO FABRICATION: $_____

Fabricate a 3' x 18' arm gate with logo cut out with posts -
Powdercoated - Installed on site

Sub Total	$3,860.00
Sales Tax	$270.20
Total	$4,130.20

Thank You
Jeromy Timme

ESTIMATE IS VALID FOR 30 DAYS