

Lake Ventura Association

5003 Ventura Dr
Fremont, NE 68025



LAKE VENTURA ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DATE: January 20, 2026 TIME: 6:30 PM LOCATION: Home of Brett Fischer,
5131 Ventura Dr.

1. CALL TO ORDER The meeting was called to order by President Brett Fischer.
2. ROLL CALL Board Members Present:
 - Brett Fischer (President)
 - Mary Haskins (Vice President, acting for Treasurer Karen Ferrin)
 - Thomas Snodgrass (Member at Large, acting for Secretary Ellen Jansen)
3. Board Members Absent:
 - Karen Ferrin (Treasurer)
 - Ellen Jansen (Secretary)
4. Guests Present:
 - Steve Alcorn

Approval of Minutes: The minutes from the December meeting were reviewed. A correction was noted to change the date from 12/11 to 12/09. Thomas moved to approve the minutes as corrected; Mary seconded. Motion passed unanimously.

3. TREASURER'S REPORT Mary Haskins presented the current financial standing on behalf of Karen Ferrin:
 - Checking Account: \$37,348.40
 - Savings Account: \$19,264.78
 - Ending Balance (Post-December): \$32,509.65

Significant December disbursements included lake management (walleye stocking and spray boat), lighting installation by Bob Mullendor, and various administrative costs.

4. BILLS FOR APPROVAL The following invoices were presented for payment:
 - Bob Mullendor: \$2,500.00 (Removal and storage of lights).

- Dvorak Law Group: \$247.50 (Lot 14 Admin) and \$1,258.48 (Lot 42 Legal Services - John Svoboda.

Mary moved to pay the bills as presented; Thomas seconded. Motion passed unanimously.

5. COMMITTEE REPORTS

A. Architectural Committee Brett Fischer reported that while no new requests were received in December, the committee is focused on a major overhaul of administrative procedures. Many historical applications have been lost, and the committee aims to move toward a digital archive organized by lot number rather than owner name.

Brett is currently redeveloping all association forms—including specific sheets for propane tanks, new additions, and roof/color changes—to be ready for the spring meeting. This will ensure that all required sign-offs are properly recorded and accessible. Regarding active projects, Lot 10 (Stevens) has completed foundation work but is currently stalled due to winter weather.

B. Lake Committee Thomas proposed adding SID member Ric Flynn to the Lake Committee to improve historical context and inter-board coordination. The Board concurred with this appointment.

The committee discussed the ongoing struggle with the SID regarding Alum treatment. The SID board currently maintains that spending public bond money on a private lake is legally prohibited, despite past precedents. Thomas expressed frustration after four months of negotiation and recommended the Association move forward independently. The Board reviewed three primary options for water quality:

1. Continuing current reactive chemical treatments.
2. Investing in Ultrasonic treatment units (\$40,000+), which the Association could afford by the end of 2026.
3. Proposing a special assessment for a professional Alum treatment.

Regarding the boat ramp, Thomas is bypassing further expensive engineering from JEO in favor of obtaining direct bids from specialized contractors. Bids are being sought from Waterways, On the Water, and Outback.

Additionally, the committee is moving forward with plans for fish habitat improvements using weighted PVC structures rather than organic materials like Christmas trees, which add excessive organic matter to the lake. The

committee will present finalized drawings, structure designs, and proposed locations to the Board for formal approval before any installation proceeds.

C. Events & Grounds Mary Haskins reported that the Winter Social is confirmed for the upcoming weekend at Tavern 30. The event will follow the established format, as food trucks are unavailable in winter. Mary is also coordinating with Nic Beniato to improve the association's social media presence and email formatting for event flyers.

The 2026 annual schedule was reviewed, including the May clean-up, the June fishing tournament, and the July 4th fireworks. It was emphasized that the fireworks are entirely donation-funded and do not utilize LVA dues or SID funds.

6. OLD BUSINESS

Legal Updates and Covenant Enforcement: The Board reviewed the draft legal complaint prepared by John Svoboda (Dvorak Law Group) regarding the roof violation at Lot 42 (Johnson). The Board discussed the critical importance of seeking a "Declaration" from the court to validate the existing covenants and prevent future non-compliance from other lots.

Brett noted that while some owners argue that other non-compliant roofs exist, the Board's focus is on the clear violation of the approval process in this specific case. Thomas moved to authorize legal counsel to file the complaint and serve the homeowners; Mary seconded. The motion passed unanimously.

7. NEW BUSINESS

2026 Annual Meeting Planning: The Board discussed the scheduling and agenda for the 2026 Annual Meeting.

- Date/Time: March 29, 2026, at 1:00 PM.
- Location: RVR Bank. The official notice will be sent out via email and must be provided no less than 10 days and no more than 15 days prior to the meeting. Agenda items will include the budget, the dues increase proposal, and board elections.
- Zoom participation will be allowed but voting will be by in person per our rules and regulations
- Quorum will be 25% of lots must be present (113 lots)
- BOD votes one vote for each member present
- All other votes will be one per full lot
- BOD votes will be by written ballots

Handbook and Covenant Reorganization: The Board discussed the need to modernize the LVA Handbook, which is currently described as disorganized and antiquated. A core committee—consisting of Brett Fischer, Ellen Kramer, and Mary Haskins—will oversee the rewrite over the next 12 months.

Dues Increase Proposal: The Board discussed a progressive increase (\$100 per year) with an eventual goal of \$800/year to fund proactive lake treatments and cover escalating legal fees. This proposal will be formalized for the annual meeting agenda.

Lot 15 Grievance (Lot 14 Tree/Hedge Violation): A formal complaint was reviewed from Lot 15 regarding a row of trees/hedges on Lot 14 that exceeds the 6-foot height limit. A previous letter gave the owners three choices: (1) Obtain neighbor approval, (2) Remove the hedge row, or (3) Keep the hedge below 6 feet.

A motion to restrict lake access failed due to the lack of a quorum. Mary moved to schedule a special meeting of the board, to include the absent board members, to reach a final decision before the next regular meeting; Thomas seconded.

SID Outreach: Brett Fischer presented a draft "olive branch" letter to the SID President (Rob) to improve transparency regarding the SID budget and project allocations.

8. ADJOURNMENT The next regular meetings are scheduled for February 10 and March 10 at 6:30 PM.

Motion to adjourn made by Thomas; seconded by Mary. Meeting adjourned at 8:19 PM.

Minutes Submitted By:

Thomas Snodgrass, Acting for the Secretary

Attachments Included:

Treasurer Report

Approved Bills

Committee Reports

Lot 15 letter

Received SID #3 letter

Sent LVA to SID #3 letter

Treasurer's Report

Jan. 5, 2026 LVA Meeting
20

Checking Account	\$ 37,348.04
Savings Account	19,264.78

Beginning	\$ 37,348.04
Deposits	_____
Interest	_____

Checks written from 11/11/25 to 12/12/25

Check #		Amount
2467	Brett Fischer - stamps - envelopes	\$ 33.93
2468	Tim MacInroy - 2 boxes	100.00
2469	Bob Mahlendorf - Install lights (Bongas - 64.18 Hobby Hobby - 66.28)	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;"> 2500.00 130.46 </div> 2,369.56
2470	NE. Lake Management - 608 Walleye	1,700.00
2471	RFI Trans. - Winterize spray boat	350.00
2472	Brett Fischer - additional cost of postage	24.00

Total \$ out \$ 4,838.39

Balance in checkbook \$ 32,509.65

Savings \$ 19,264.78

(Interest will be added on March meeting)

Bob Mahlendorf
PO Box 2181
Farmington, Me. 68026

300067

CUSTOMER'S ORDER NO.		DEPARTMENT			DATE 1-20-74	
NAME LUA						
ADDRESS						
CITY, STATE, ZIP						
SOLD BY		CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD. PAID OUT
QUANTITY	DESCRIPTION			PRICE	AMOUNT	
1						
2						
3	Remove and store					
4	Christmas lights				25.00	-
5						
6						
7						
8	I will pick up check wen. - Thue					
9						
10						
11	Thank you					
12	Feb already					
13						
14						
15						
16						
17						
18						
RECEIVED BY						

ck# 2474



DVORAK

Law Group, LLC

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

January 7, 2026

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

Invoice # 116640
Client # 1011290
Matter # 0000

For Professional Services Rendered through December 31, 2025

RE: adv. Kent and Amy Johnson

PROFESSIONAL SERVICES

Date	Description
11/12/25	Telephone call with Dr. Fischer regarding demand letter to the Johnsons.
11/24/25	Draft correspondence to enforce covenants on roof shingles.
12/02/25	Telephone call with Dr. Brett Fischer regarding demand letter; email demand letter to Dr. Fischer; email correspondence from Dr. Fisher with edits to demand letter.
12/03/25	Email correspondence to Brett Fisher regarding edits to letter to Johnsons.
12/04/25	Email correspondence to Brett Fisher with revised demand letter.
12/05/25	Finalize and mailing of letter to Mr. and Mrs. Johnson; email correspondence to Brett Fischer with letter.
12/12/25	Email correspondence to Brett Fisher confirming delivery of letter sent to Johnsons' Omaha address.
12/31/25	Email correspondence to Brett Fischer regarding status of response from Johnsons.

TOTAL PROFESSIONAL SERVICES \$ 1,237.50

COSTS ADVANCED

Date	Description	Amount
	Postage	20.90

TOTAL COSTS ADVANCED \$ 20.90

TOTAL THIS INVOICE \$ 1,258.40

CK# 2473





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January 7, 2026

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

Invoice # 116641
Client # 1011290
Matter # 0001

For Professional Services Rendered through December 31, 2025

RE: Clegg v. Lake Ventura Association

PROFESSIONAL SERVICES

Date	Description
12/30/25	Drafting of Entry of Appearance.
12/30/25	Email exchange with Brett Fischer regarding Entry of Appearance.
12/31/25	Filing of Entry of Appearance on behalf of Lake Ventura Association.

TOTAL PROFESSIONAL SERVICES \$ 247.50

TOTAL THIS INVOICE \$ 247.50



Architectural Committee Meeting

Minutes

December 2025

No meeting was held for the month of December as there were no new requests to review

1. Review of minutes
 - a. No minutes to review, no meeting in November 2025
2. Review of Requests
 - a. No new requests to review
 - b. Lot 10, Stevens only active project monitoring
3. Other Business

Next Meeting: 1-22-26

730pm

30 Tavern

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



Monthly Meeting: January 6, 2026, at 6:30pm, Tavern 30

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

Approved 12-2-25 minutes following motion by Dave, second by Brad.

Alum update: Tom attended SID meeting. SID found an attorney who says it's probably illegal to use SID funds for lake projects and recommended they not use the leftover bond funds for alum, so they're moving forward and using those funds for other needs.

Reviewed Water Quality Monitoring Program results for 2025. Water clarity similar to last year. Phosphorus was at levels seen from '21-'24. Didn't see the year-end spike like last year, which probably means the lake didn't turn over as early, not that the phosphorus isn't there anymore. Chlorophyll (algae) started below the NDEE standard in May but above in all other months, so there's still a lot of algae. Oxygen fairly anoxic through the water column, especially for the last 2 months.

Boat Ramp: What we have from JEO are preliminary designs; final designs would require more financial investment. Tom has contacted Waterways Construction and will bring the topic back for discussion.

Discussed moving forward with some simple fish habitat that could be made on-site and deployed in the spring. Brad will come up with design and potential locations for those.

Submitted by Steve Alcorn

Future topics for consideration by the committee:

Managing bass population for larger fish.

Fish habitat

Long-term stocking plan

EVENT COMMITTEE REPORT

LVA Board Meeting January 20, 2026

Winter Social: February 1

Tavern 30

5:00pm – 8:00pm

Cash at the door: Adults \$10.00. Kids 10 and under \$5.00

January 20, 2026

Dear LVA Board of Directors,

This letter is in reference to your correspondence addressed to Lot 14, Mike and Kate Clegg, dated June 2, 2025. Your letter served as a reminder regarding LVA Covenant 12, "...hedges and fences shall not exceed six feet in height, unless the property owner obtains written permission from all adjoining property owners...".

To date, Lot 14 has not asked for or received said permission, and the entire ninety plus feet of hedge exceeds six feet in height. I am requesting assurance that this problem will be addressed and that you will take action as originally stated in your letter to enforce the rule.

Thank you for your attention to this ongoing matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Fischer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kris Fischer

Lot 15

January 18, 2026

LVA Board of Directors
Brett Fischer, President
Mary Haskins, Vice President
Karen Ferrin, Treasurer
Ellen Janssen, Secretary
Tom Snodgrass

LVA Board of Directors:

SID #3 is in receipt of your letters, dated November 14, 2025, and November 18, 2025.

We have evaluated your requests and must advise you that SID #3 is a Municipal Corporation. A political subdivision created to finance and manage public infrastructure. Lake Ventura Association is a homeowner's association (HOA) whose authority is obtained by its bylaws and covenants.

These two organizations are separate entities which prevent the comingling of funds and spending on projects outside each entity's legal authority.

SID #3 being a political subdivision can only exercise the powers granted to it by state statute which are limited to public improvements that serve the residents of the district.

We suggest that you review Nebraska Revised Statute, 31-727, for legal interpretation. This will assist your board in understanding the guidelines and Nebraska Law for which SID #3 is obligated. The Lake Ventura Association is the legal owner of Lake Ventura, and the use of SID (public funds) for maintenance, an Alum treatment on the private lake would be considered an illegal use of public funds.

For your reference, please review LVA, Attorney Mitchell's May 22, 1993, memo regarding the concerns and complications of the SID acquiring the LVA-Lake Ventura. Do pay close attention to this memo and its #4 conclusion: "In a nutshell, it is doubtful if not prohibited under Nebraska Law as to whether or not a SID may acquire ownership of a lake let alone enter into an operation and maintenance agreement."
This legal opinion is quite clear.

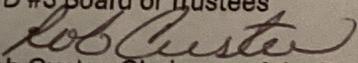
Regarding the 2020 Ameritas Bonded Funds, these funds were issued for the cost of installing public infrastructure within the SID District. In that spirit, we will be utilizing bond funds for the sewer main repairs and improvements as that was the intent of the bonds and the purpose for which they were issued.

In closing, the SID #3 Board of Trustees has a fiduciary duty and obligation based on Nebraska State Statutes and are governed by the rule of law and facts as presented.

The Lake Ventura Association (LVA) has specific duties which are separate and independent of SID #3. The LVA has no legal authority or control of SID #3 elected officials or of their board decisions. We have completed extensive research and conferred with legal counsel to come to this conclusion. We will continue to operate within the scope of the law and in the best interest of the Lake Ventura Community.

Sincerely,

SID #3 Board of Trustees


Rob Custer, Chairman of the Board
Steve Allely, Clerk
Nic Beninato
Bill Ekeler
Ric Flynn



Lake Ventura HOA Board of Directors
5131 Ventura Dr
Fremont, NE 8025
402-719-0370

Rob Custer, Chairman SID # 3
5040 Ventura Dr
Fremont, NE 68025

Dear Rob,

I am writing this letter to you as Board President to Chairman of SID #3. I look forward to putting the issues of 2025 in our rear-view mirror, particularly the disagreements concerning Lot 92. That specific issue and all discussions related to it are complete for the LVA Board of Directors. We have notified the owner of Lot 92 of that outcome and despite not receiving any official response from the SID, mention in your minutes or a letter from your attorney we are under the assumption that all discussions between SID #3 and the LVA Board of Directors is complete.

As we begin a new year, we look forward to beginning a new chapter with our friends, fellow leaders but most importantly our neighbors. When our two entities work together for the betterment of the community it shows true strong leadership, not pettiness over jurisdiction. When we work together there are notable things we can do together but separately a struggle. There are many projects and improvements our community faces. Some traditionally SID function and some LVA but better carried out together. Water improvement, a new boat ramp and surrounding infrastructure, covenant/handbook update, common ground improvement, Founders Memorial just to name a few.

The next annual meeting is set for the last Sunday of March. We will set aside the time you need for the yearly SID update. Part of that will have to be addressing with the community the controversy surrounding the bond created for dredging and what by many for alum. The Board would like to extend an invitation to you to attend our next meeting in February so we could discuss this ahead of time.

Again, I truly value your friendship, your leadership and your clear commitment and love for this community.

Your friend,

Brett Fischer
President, LVA Board of Directors

*Lake Ventura Board of Directors:
Brett Fischer (President), Mary Haskins (Vice-President),
Karen Ferrin (Treasurer), Ellen Janssen (Secretary), Tom Snodgrass (Member at Large)*