

**LAKE VENTURA HOME OWNER'S ASSOCIATION**  
**ANNUAL MEETING**  
**March 19, 2023**

**Call to Order:** Meeting was called to order by President Ric Flynn, 1:37pm, at Good Shepherd Lutheran Church, 1544 E. Military, Fremont, Nebraska

**Introduction of Board Members Present:** Ric Flynn, Steve Alcorn, Cathy Holtorf, Mary Haskins

Absent: Nik Beninato

Twenty-eight (28) lot owners were represented at this meeting.

**Approval of Minutes:** Motion was made to approve minutes of March 20, 2022 annual meeting by Karen Ferrin, seconded by Randy Wagner, motion approved.

**Treasurer's Report:** Steve Alcorn reported on the fiscal year 2022/23 actual spending.

Rob Custer questioned the amount of \$3,201.50 under Spray Boat Parts & Service. Steve Alcorn explained this was the repair bill due to an accident when spraying the lake. Rob then questioned if the LVA Board has insurance on the spray boat; the LVA Board will research this issue.

Motion was made to approve treasurer's report by Brett Fischer, seconded by Brad Holtorf, motion approved. Steve requested if anyone has a new email address or would like to add one, please let him know, as this is how the LVA Board communicates with residents.

**Committee Reports:**

**Architectural:** Ric Flynn reported all projects are approved and progressing.

**Boat:** The following have a key to boat ramp and can be contacted to launch and remove boats from lake:  
Ric Flynn, Nik Beninato, Rich Sukup

**Lake & Fish:** Steve Alcorn gave the 2022/23 Lake & Fish Report – see attached.

The Nebraska State Fish & Boat Guides can be found on their website or can ask Steve if interested in having one.

**Lake Improvement:** Cathy Holtorf thanked Beth and Rob Custer for the excellent job they do keeping the grounds so nice all seasons. She also thanked the people that keep the area around bridge looking good.

**Party:** Mary Haskins thanked everyone for the success of the Food Trucks last summer.

Annual Picnic has been moved to June 3<sup>rd</sup> this year to avoid extreme heat. Please look for emails concerning this and other events. **PLEASE RSVP** if you are asked to, it is very helpful.

Motion was made to approve Committee Reports by Mike Ferrin, seconded by Dave Pruss, motion approved.

**SID Report:** SID Chairman, Rob Custer gave report. See Attached.

Mike Winterfeld commented on swimming pools being built at Lake Ventura. The SID is currently working on guidelines for this issue.

**Old Business:** LVA Website address: [lakeventurafremont.com](http://lakeventurafremont.com)

Resident Password: lakeventura1

Brad Holtorf commented on the propane issue. A meeting with State Fire Marshall was held last summer, open to all residents. The committee will meet again to draft a covenant for propane usage, submit to LVA Board for approval, then send out to residents to review. Then voting will occur by contacting each lot owner. Another meeting with the State Fire Marshal can be arranged if requested.

**Lake Ventura Home Owner's Association**

**Annual Meeting – March 19, 2023**

**Page 2**

**New Business:** Steve Alcorn discussed the proposed 2023/24 budget – see attached.

Motion was made to approve the 2023/24 proposed budget by Mike Winterfeld, seconded by Rob Custer, motion approved.

A motion was made by Brett Fischer to stop the usage of hydrofoils (efoils) on the lake until the LVA Board reviews rules and regulations. Motion was seconded by Mike Winterfeld.

A discussion was held on the safety of the efoils being used on the lake. Questions were asked: if they need to be licensed by the state, should they be treated the same as boats?

Motion was approved by a show of hands.

**Lake Ventura Event Dates 2023:**

**May 6 – Lake Clean-up**

**June 3 – Fishing Tournament & Annual Picnic**

**TBA – Golf Tournament**

**July 1 – Fireworks Display (Rain date-TBA)**

**October 27 – Halloween Party**

**Election of Board Members:** Ric Flynn, Nik Beninato and Steve Alcorn are up for re-election. All three have agreed to continue on Board if elected.

Nominations from the floor were called for at this time. No other nominations were received.

Ballots were collected, Ric Flynn, Nik Beninato and Steve Alcorn were elected for another two years.

**Drawing for \$100.00 off of lake dues:**

Lot #40 – Alcorn

Lot #73 – Winterfeld

**Meeting Adjourned – 3:00pm**

Respectfully submitted,

Cathy Holtorf

Recording Secretary

2022-23 LVA Treasurer's Report and Proposed Budget for 2023-24

INCOME	2021-22 Actual	2022-23 Budget	2022-23 Actual	2023-24 Proposed
Carry Over	\$368.71	\$8,397.29	\$8,397.29	\$9,636.15
Assessments	\$33,850.00	\$33,850.00	\$33,850.00	\$33,850.00
Interest	\$11.64		\$15.77	
Decals	\$40.00		\$215.00	
Late Fees	\$72.00		\$24.00	
Misc.	\$750.00			
<b>Total Available</b>	<b>\$35,092.35</b>	<b>\$42,247.29</b>	<b>\$42,502.06</b>	<b>\$43,486.15</b>
<b>EXPENSES</b>				
Business Expenses	\$1,142.95	\$1,500.00	\$1,619.99	\$1,500.00
Parties/Events	\$4,355.71	\$4,500.00	\$3,669.84	\$4,500.00
Christmas Decorating	\$5,588.15	\$5,500.00	\$5,490.68	\$5,500.00
Grounds/Improvements		\$650.00		\$650.00
Lake	\$16,592.90	\$19,000.00	\$19,493.00	\$19,000.00
Fish	\$1,300.00	\$1,700.00	\$1,700.40	\$1,700.00
Legal/Accounting	\$658.00	\$1,000.00	\$892.00	\$1,000.00
Free Dues Drawing	\$100.00			
Misc.	\$650.00			
<b>Total Expenses</b>	<b>\$30,387.71</b>	<b>\$33,850.00</b>	<b>\$32,865.91</b>	<b>\$33,850.00</b>
<b>Notes:</b>				
Contingency fund balance as of February 28, 2023: \$18918.35				
<b>Detail on Lake Expenses:</b>				
Spray Boat Parts & Service	\$5,713.27		\$3,201.50	
Water Quality Monitoring			\$6,100.00	
Chemicals	\$8,838.83		\$8,781.50	
Weed Treatment	\$2,000.00		\$1,410.00	
Bouy Install				
Ski Course				
Water Test	\$40.80			
<b>Total Expenses</b>	<b>\$16,592.90</b>		<b>\$19,493.00</b>	

Lake & Fish Report  
LVA Annual Meeting  
March 19, 2023

Nebraska Game and Parks Boating and Fishing Guides are all available on their website. In addition to our Rules and Regulations, all State boating laws also apply to Lake Ventura. I want to highlight a couple things that have been recurrent problems in the past. No round tubes are allowed at Lake Ventura; if you have them, get rid of them. Make sure you have an orange flag to alert others to people in the lake. Navigation lights are required from sunset to sunrise. It's unlawful to pull anyone from one half hour after sunset to one half hour before sunrise. Our lake operates in a counter-clockwise direction, which means no complete circles are allowed when operating other than at no-wake speed. You must be 14 to operate a boat, 16 to pull anyone, and any operator born after December 31, 1985, must have completed the boater's safety course and be in possession of a valid certificate.

We once again engaged the services of Nebraska Lake Management to perform lake water quality analysis monthly from May through September.

June: First treatment of algae/weeds began on the 22nd, and invasive phragmites were also treated. Fishing tournament was held June 4. Biggest catfish and walleye were caught by Chris Estudillo. Bass was caught by Ron Gross. Crappie was caught by Brad Novak.

August: Derelict boat lifts were removed from Lot 80. Treated the lake with algaecide for persistent algae blooms.

November: 654 6-8" walleye were released into the lake by Nebraska Lake Management on the 25th.

December, we received the Water Quality Sampling Report from Nebraska Lake Management. I'll hit the highlights. If you'd like a copy of the full report, please email me. As in 2021, sampling was done via docks rather than boats.

E. coli was below NDEE standards every month.

Chlorophyll A (measure of the green pigment found in algae) was near or slightly above NDEE standards from May through July, then increased in August and peaked in September, similar to 2021.

Phosphorous was above NDEE standards from May through August with samples ranging from 56-100, similar to 2021 and an improvement from 139-166 in 2020 (NDEE standard is 50). For reference, the numbers from May of 2007 prior to the alum treatment were 128-131. High phosphorous can be the cause of persistent algae blooms, including toxic blue-green algae. Treatment may consist of algaecides as needed or Alum as a preventive, but total phosphorous levels probably do not require major mitigation at this point. Lot owners should use no- or low-phosphorous fertilizers on their lawns and check labels on the soaps used to wash vehicles. Again, before the flood, the numbers were less than 50.

Nitrogen was close to the standard each month, then slightly higher in September.

Submitted by Steve Alcorn

S.I.D. #3 ANNUAL MEETING REPORT  
MARCH 19, 2023

Good afternoon, everyone.

The following report is provided to you by the SID #3 Board of Trustees:

Rob Custer-Chairman, Mike Winterfeld-Clerk/Treasurer, Ric Flynn, Larry Snyder and Jim Wilcynski.

As always, our minutes are public records and are available to anyone interested. The Dodge County Courthouse is the official repository for these documents.

Our SID Board continues to remain focused on 3 key goals:

1. Maintain and improve the financial soundness of the SID.
2. Evaluate our infrastructure and develop plans for the repair and/or replacement of our aging or obsolete assets.
3. Improve the aesthetics of the SID property to ensure we are creating an environment that continues to be attractive to our residents and potential residents.

The Board thanks Sheryl Sukup for all the financial and administrative work she performs for our SID. She ensures that all legal notices are made on time, pays our bills monthly, makes any deposits, and records and files our meeting minutes. Every third Tuesday of the month our meetings are held at her home at 1814 La Playa Street at 4:00 PM. We thank her for providing a meeting location. Residents are welcome to attend any of our meetings.

Jim Wilcynski is our licensed operator for our water and wastewater treatment facilities. In his absence, our backup operator is Bob Mahlendorf. Both men are licensed through the State of Nebraska for water and sewer, they maintain and are current with their hours of education by the state. Jim is available to assist us with any issues we may encounter when he is gone. He is on call and available 24/7 for our service. We rely on Jim for his expertise and knowledge of our lake and its infrastructure.

Our sewer system is equipped with WARNING devices in the event of failure. Each lift station is equipped with a red light and a horn. As residents, please be vigilant if you see the red lights flashing or hear the horn sounding. Please contact Jim, Bob or me. So, thank you Jim and Bob for the services you provide.

My wife Beth and I are responsible for our grounds-keeping and maintenance. We enjoy the opportunity to work with you to beautify our lake. I provide the Board with monthly updates on our activities and any other possible projects that the Board should consider, to keep our property and lake in the best of condition.

Our last report was submitted to the LVA membership back on March 20, 2022. I'm going to attempt to pick up from where we concluded then.

Volunteer work continues on the banks, both sides of the bridge. We thank all who have donated their time, money, and donations to beautify this area. We have recently completed removal of all Chinese Elms both sides of the bridge and look forward to landscaping in these areas.

We have completed the landscaping project on Laguna as well as the cul-de-sac upgrade. We have planted 5 new Spruce trees throughout SID properties, and we spaded a 15' Spruce to the area by the treatment plant that was donated by the Sasse's.

March-April-May 2022:

We replaced 2 Fire Hydrants on Laguna. This was funded with money from our general fund. We also flushed our water system. Our special thanks to Brad and Cathy Holtorf for providing and installing the American flags on each streetlight for Memorial Day through Labor Day.

May was the start up process for the water fountain and water feature. Both require continued maintenance (power washing, cleaning, scrubbing and chemicals). During May we also started the replacement project on the rainwater spillway between lots 97/98. In July we completed this project with an extended culvert and red granite stone. We rented a street cleaner/brush and cleaned all streets at Lake Ventura.

June-July-August 2022:

In June we had several meetings with Dodge County Emergency Management Director, Tom Smith. We completed Round 1 application for reimbursement of our cost for flood damage. During July we contracted trimming of all trees at the lake. We also started communications with SEI upgrade our security system and cameras.

September-October-November 2022:

The annual budget process began which included annual audit and budget work. The 2022 valuation for all properties which make up SID #3 is \$51,384,012. The tax levy is \$ .485197 per 100 of assessed value. Wiese plumbing has completed annual maintenance on our sewer main and the force main on the bridge.

We have taken measurements and received a bid for new matting or wood chips in the playground area at the park.

December 2022, January-February 2023:

Monthly status reports continued on our common grounds and our water and wastewater systems. We have just finished application for a new 5-year wastewater permit.

We have the date of Saturday, July 1, 2023, for our fireworks display. Rain date TBD.

Looking ahead to our future, our SID has been working to establish an ordinance for swimming pools here at Lake Ventura. At this time, I will ask Mike Winterfeld to brief you on this subject.

Pools: Salt Water and Chlorinated Pools: No pool water can be placed (directly or indirectly) into the SID Sewage Waste treatment plant; it would severely damage the plant and equipment and kill microbes. No pool water can be placed into storm drains.

Regarding chlorinated pool water, it is our opinion that up to 500 gallons (e.g. draining a chlorinated hot tub) of “greened” water (that is the chlorine that has dissipated sufficiently to allow for algae growth) can be disposed of on your property, again not into any SID infrastructure. If a private pool needs to be drained, all water must be pumped out and hauled off, at the lot owners’ expense, and disposed of properly, elsewhere. Penalties, which are yet to be finalized, but will be substantial, will be assessed if any pool waters are not properly disposed. Additionally, costs associated with any damage to SID infrastructure, including digesting microbes, caused by intentional, unintentional, or neglectful discharge shall be the sole burden of the lot owner(s). See Draft proposal.

We do not control the lake, or any structures placed on an owner’s lot, this is the responsibility of the LVA, however, it is our opinion that NO pool water should be introduced into the lake directly or indirectly. Salt does not breakdown if introduced it will only build up, over time, if more and more salt water is dumped into a freshwater lake, it will negatively affect the lake. The microbes, plants and fish cannot adapt to salt water. Additionally, if deposited on your private property, it will ultimately contaminate surrounding land and groundwater. In the event of improper disposal into Lake Ventura, the EPA will be notified. Additionally, we do not control what type of physical pool can be placed on a lot. We do believe that any pool should be an in-ground pool and not an above-ground pool AND that reasonable safeguards should be required to ensure that no innocent person(s) inadvertently have access to the pool. Examples would be a 6’ tall fence around the pool area, self-locking entrance gates, leak detection device(s), etc. Proper requirements that should be considered would be to replicate the City of Fremont’s requirements. WHY? Because the Eastern part of Lake Ventura is already subject to those requirements, and I don’t believe we want two different sets of standards.

We note that many projects take time for deliberation, contracting and finally the completion of a project. The above highlights may only indicate where we are with any given issue. The Board continues to pursue “Strategic goals” and countless hours have been spent debating, evaluating, and developing plans to achieve our SID goals. Our efforts these past 12 months have focused significantly on the following key issues: infrastructure maintenance, drinking water quality, sewage plant maintenance and reliance, emergency response preparedness and long-range planning.

Respectfully submitted, Rob Custer-Chairman, Michael Winterfeld-SID #3 Clerk