

LVA HOA September Meeting Minutes

Board members present: Brett Fischer, Karen Ferrin, Tom Snodgrass, Ellen Janssen

Absent: Mary Haskins

Guests: Steve Allely

Meeting called to order.

Decision to addend September minutes per these minutes to redact reference to boating violations; discussions were had with residents regarding reported concerns but no formal violations were handed out.

Committee reports were given by committee chairs. See attached reports.

Motion passed to accept and pay bills.

- NE sign and cover: \$48.15
- Tim McIlroy: \$500
- Victory: \$1084.77
- Howard Lansman \$617.65

Zebra mussel report given by Steve Allely.

- This shall be a line-item topic during the spring meeting
 - o Announcement as PSA
 - o Address boat/dock/kayak etc rules

Board requesting formal report on bond from SID.

- Was there ever a formal determination to not proceed with allum treatment relating to the bond? If so, what meeting did this occur at? Which meeting minutes contain the documented vote that occurred for this change?
- Plans for allum treatment going forward?
- Please supply a copy of the bond to the LVA HOA.
- How much has been drawn at any point on the bond and what were the specific expenditures?
- What were the original indications of the bond?
- What was the reason that the treatment did not occur?

Discussion regarding idea for monument/electronic sign near entrance for multipurpose use/announcements/postings etc.

Next meeting:

October 13th at 6:30 PM

Boat Report
for Sept. 9, 2025 meeting KGF

Ric Flynn assured me we have plenty of boat seals for winter takeoff of lake. I personally have already removed ~~three~~⁵ boats for winter storage. All three owners asked about what the HOA Board was doing about the boat launch pad. I assured them the Board was aware of the situation and was searching for a realistic resolve.

1 pontoon
1 ski-boat
1 fishing boat - 70HP or less

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



Monthly Meeting: August 12, 2025, at 6:30pm

Called to order by Chair Tom Snodgrass with members Steve Alcorn and Brad Novak
Absent: Dave Pruss.

Approved 7-15-25 minutes following motion by Tom, 2nd by Brad.

Reviewed and approved resident letter re: Water IQ to send LVA Board for approval.

Tom recapped a discussion held with Solitude Lake Management. Will have a meeting with the committee in the future.

Google Drive has been created to archive information gathered by the committee, which will include the information accumulated by the prior Lake Quality Committee.

Steve summarized a discussion with Nebraska Lake Management wherein a request was made to get water quality reports quicker. Basically water testing is done at State lab, which means the results are not available immediately so we will continue to get an annual report on all testing.

Discussed and approved installing a measurement device under the bridge to track water levels.

Submitted by Steve Alcorn

For reference, original timeline on Water IQ approved in June:

July: Following the go-ahead from the LVA Board, send out a presentation similar to the Valley Shores presentation.

August: Follow up with a community input session to present the proposal and discuss funding.

By September: Finalize where the units will be placed based on available electrical connection.

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Adam & Jamie Crowe

Lot number or Lot address 106 1735 Laguna Dr.

Contractor: Dave Grimm/myself

Certified Plot Plan _____

Lot lines measured out and marked: yes

Building or improvement dimensions staked out: yes

Side setback of 10 feet or more: yes

Front and back setbacks of 35 feet or more: yes

Do improvements obstruct neighbor's view? NO

Is garage at least 20 by 22 Feet: _____

Main floor dimensions at least 1200 square feet: _____

Type of facing/siding: LP smart siding

Type of roofing: GAF Weathered Wood

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/9/25

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Joe Brehmer (402-687-2655)

Lot number or Lot address 100

Contractor: H & H Roofing

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? NO

Is garage at least 20 by 22 Feet: _____

Main floor dimensions at least 1200 square feet: _____

Type of facing/siding: Replace siding on west side of house, Hardy Board

Type of roofing: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: _____

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Ron Anderson / Jeff Anderson / Beach House

Lot number or Lot address 98 5028 Ventura Drive

Contractor: GGR : Exteriors

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: Malarkey Architectural Shingles Weathered Wood Plus

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/9/25

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name NOVAK, BRAD & LISA

Lot number or Lot address 5118 Ventura Dr. Lot 82

Contractor: Indra Construction

Certified Plot Plan INSTALL SOAKER POOL

Lot lines measured out and marked: _____

Building or improvement dimensions staked out: _____

Side setback of 10 feet or more: YES

Front and back setbacks of 35 feet or more: YES AT 35 FEET

Do improvements obstruct neighbor's view? NO

Is garage at least 20 by 22 Feet: _____

Main floor dimensions at least 1200 square feet: _____

Type of facing/siding: _____

Type of roofing: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/12/15

→
description
on back

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Mont Johnson

Lot number or Lot address Lot 42

Contractor: INDKA

Certified Plot Plan RETAINING WALL EAST SIDE OF DRIVEWAY

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: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/9/21

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Keith Johnson

Lot number or Lot address 42 /

Contractor: Pacific Roofing

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: Class 4 asphalt shingle roof system -

Electric heat or heat pump: Tanko Stormfighter Flex (IR)

Front grass lawn: Color => Weatherwood

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/1/12

Lake Ventura Construction/Improvement Worksheet

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

Property Owner's name Greg Reeson

Lot number or Lot address 5149 Ventura Dr Lot 18

Contractor: Adrian Sondtander Landscaping - install retaining walls + Replace steps + path in backyard from drive to lower level. At same time - install Fence posts to hide propane tank

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: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: [Signature]

Lake Ventura Board of Directors Approval: [Signature]

Date: 9/9/25

Architectural Committee Meeting

Minutes

8-21-25

Members Present: Brett Fischer, Adam Crowe, Shane Placek, Chip Gossett, & Rich Seitz

1. Review of minutes
 - a. Minutes of 7-17-25 meeting reviewed electronically by committee members, no changes made
2. Review of Requests
 - a. Lot 10, Stevens; reviewed plans for addition, initial plan approved
 - b. Lot 18, Reeson; responded to letter concerning propane tank installing fence/barrier
 - c. Lot 42, Johnson; approved roof, Tamko Stormfighter Flex Weathered Wood and replacement of east retaining wall
 - d. Lot 69, Allely; approved roof, Certainteed Presidential Shake Weathered Wood
 - e. Lot 82, Novak; soaker pool installation and buried propane tank
 - f. Lot 92, Anderson; approved roof Malarkey Architectural Shingles Weathered Wood
 - g. Lot 100, Brehmer, approved siding replacement west side of home
 - h. Lot 106, Crowe, approved new addition to home
 - i. Kindler, house color asked home owner to bring other options
3. Other Business
 - a. Propane Tanks, Lot 76 & Lot 113/114
4. Pool Ordinance
5. Adjournment

Next Meeting: 9-18-25

730pm

5131 Ventura Dr

Treasurer's Report
 Sept. 9, '25 LVA Meeting

Checking Account # 44,489.54
 Savings Account 19,264.78

Beginning # 44,489.54
 Deposits
 Interest 14.73

Check #	Checks written from	to	Amount
2458	NE. Sign & Cover - etc.	- 3 leads	48.15
2459	Teri McDroy	- "NO WAVE" marker	500.00
2460	Victory Marine	- No Wake Marker.	1184.77
2461	Howard Hansman	- Skalon Supplies	617.65

Total \$ out 2350.57

Balance In Checkbook # 42,153.70
 Savings \$ 19,264.78