

LAKE VENTURA HOMEOWNERS' ASSOCIATION
Annual Meeting
March 16, 2025

Call Meeting to Order: Meeting was called to order by Nik Beninato, 1:35PM, at RVR Bank, 1005 E 23rd Street, Fremont, Nebraska

Introduction of Board Members Present: Steve Alcorn, Nik Beninato, Mary Haskins, Jeff Hamilton, and Thirty-Seven (37) lots were represented at this meeting.

Absent: Ric Flynn

Approval of Minutes: Motion was made to approve minutes of March 3, 2024, annual meeting by Joe Twidwell, seconded by Brad Holtorf, motion approved.

Treasurer's Report: Steve Alcorn reported on the fiscal year 2024/2025 actual spending with a breakdown of the budget. Motion was made to approve treasurer's report by Mike Callahan, seconded by Mark Johannsen, motion approved.

Committee Reports:

Architectural: No report and request was made by Rob Custer to have annual reports as addendums on the number of new boats, new roofs, and housing projects for next year. The committee agreed to have this report for the next annual meeting.

Boat: No report, same request as architectural report, which the committee agreed to.

Lake & Fish: Steve Alcorn gave the 2024/2025 Lake & Fish report – see attached

Lake Improvement: Jeff Hamilton reported on the berms in Buena Vista, Caliente Cove, and LaPlaya Lane cul de sacs and that bids are due back next week for landscaping. Reported on the additional expense this year for updated holiday decorations for the lake. Also updated the progress on the Allo Internet service to the lake.

Party: Mary Haskins Thanked the entire Party Committee, Adam Crowe, Nik and Diane Beninato, and all volunteers for all the help they provided for each event held during the entire year. She reported on the Party budget, and informed Mike Paulson will have a shred truck at the lake on June 14th for shredding of personal documents for lake residents.

Motion was made to approve Committee Reports by Cathy Holtorf, and seconded by Dave Pruss, motion approved.

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

Rob was asked about the SID budget and expenses. Rob explained that Labor and Sewer Treatment were the biggest expenses for the SID. No actual budget was provided.

Old Business: Nothing to report

New Business: Steve Alcorn discussed the proposed budget for 2025/2026 – see attached. Questions were asked about the possibility of a new boat ramp, of which bids have been requested. Also, the idea of adding another dock to the south side of the ramp would help. Budget surplus was also brought up, and if a tax liability is added because of the surplus. Initially yes, the tax implication is small but there is an expense for the surplus. However, once the funds are used, a credit is awarded back, so the expense is zeroed out. Another item brought up by Mary Haskins on the request of Larry Snyder was adding solar power to homes. Finally Janet Pebley brought up issues with dogs off leashes and not under control. Motion was

made to approve the 2025/2026 proposed budget by Joe Twidwell, seconded by Mike Lighthart, motion approved.

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Lake Ventura Event Dates 2025:

- May 3 – Lake Clean-up**
- June 7 – Fishing Tournament & Annual Picnic**
- TBA – Golf Tournament**
- July 5 – Fireworks Display**
- TBA – Rain Date**
- TBA – Boat Parade**
- TBA – Kiddie Parade**
- October 19 – Fall Party**
- TBA – Winter Social**

Election of Board Members: Steve Alcorn, Ric Flynn and Nik Beninato are up for re-election. Steve and Nik are retiring from the board, and Ric has decided to continue if elected. Nominations from the floor that were called were Karen Ferrin, Ellen Janssen, and Brett Fischer. Karen Ferrin, Ellen Janssen, and Brett Fischer were elected to serve for two years.

Drawing for \$100.00 off lake dues for two lots: Rinda Sawyer, and Brett & Kris Fischer

Meeting Adjourned – 3:15PM

Respectfully submitted,
Jeff Hamilton
Recording Secretary

SID #3 ANNUAL REPORT
MARCH 16, 2025

Good afternoon, everyone, as Chairman of your SID, it is my pleasure to bring you the SID #3's Annual Report.

Our responsibilities for SID #3 have become more and more demanding. Both Nebraska and Federal Environmental Quality requirements have increased. This means more testing and more restrictions placed on our water and sewer treatment and testing. I am pleased to inform you that both our licensed water and sewer employee, Jim Wylcinski, and our independent part-time contractor, Bob Mahlendorf, have professionally fulfilled and documented their responsibilities and these requirements; as well as maintaining the related infrastructure.

JAN/FEB/MAR:

SID #3 created and established a Pool Ordinance in the first quarter of 2024; With the recent demand for in-ground swimming pools, our SID adopted new regulations and conditions regarding the proper filling and emptying of swimming pools. This was based upon information researched and facts gathered from various sources, including the City of Fremont, Keith Kontor, Wastewater Superintendent. Our main objective for the ordinance was to protect our sewage treatment plant.

APR/MAY/JUN:

The SID purchased a new mower last fall and a new Gator in April. Both were put into service this year. We continued to improve the landscaping with improvements made to the entrance area with various colorful plantings. (The Coleus plantings were donated by Bob and Candy Mahlendorf of Living Water). Please thank them. We continued to add to our new split rail fencing in the tennis court area along the eastern most side of Laguna Drive. Also, started the fertilizing of all SID grounds. The aforementioned are positive steps to maintaining and improving the look and condition of the SID property. Our special thanks to Brad and Cathy Holtorf for providing and installing flags on each streetlight.

During this period, we had numerous meetings with the Fremont Department of Utilities in preparation for their updating the underground primary electrical lines. This project did start with a couple of failed borings, but ultimately the installation of our new lines did get started.

JUL/AUG/SEP:

We are pleased to inform you that an area, on our northern dike, which needed reinforcement, has been rebuilt. This was completed with the help of numerous residents who donated dirt and concrete for this project. Thanks to each of you.

Fireworks: We are pleased to inform you that Saturday, July 5, 2025, has been secured for our fireworks show. No tax dollars will be spent on our show, so we thank you for your generous donations. Our thanks go out to Karen Ferrin for her work in collecting your donations.

Frequent interactions were needed with both the Dept of Utilities and the electrical line installers to ensure our underground systems, and your underground systems were not damaged, or if damage did occur, proper repairs and remediations were made. We recognize that the whole process was messy; however, most, if not all, of the work needed on the island has been properly completed. The Laguna Drive area will be completed this spring and summer. Having new electrical lines is a huge benefit to our residents. The 50+ year-old aluminum lines were at a high risk of failing, more likely to be sooner than later. We do thank all of you for your patience and understanding throughout this major project.

Our Budget meeting was held on September 17. Erickson and Brooks assisted with our budgeting process for this fiscal year. Additionally, at this meeting, our 2024-2025 tax request for SID #3 was set at \$.416734 per \$100.00 of valuation. SID #3's tax levy did decline from \$.468250 to \$.416734. This represents and 11% decline in our tax levy.

OCT/NOV/DEC:

Fall clean up and the proper shut down of our water features and irrigation systems took place in October and November. New, brighter, more efficient lights were installed on our flag poles in December.

I'm pleased to report we have signed a contract with Allo in January for the boring and installation of their Fiber Optic Cable.

Rob Custer
Chairman of the Board

2024-25 LVA Treasurer's Report and Proposed Budget for 2025-26

INCOME	2023-24 Actual	2024-25 Budget	2024-25 Actual	2025-26 Proposed
Carry Over	\$9,636.15	\$20,224.15	\$20,103.27	\$33,481.91
Assessments	\$33,850.00	\$33,850.00	\$33,850.00	\$33,850.00
Interest	\$85.75		\$175.02	
Decals	\$204.00		\$15.00	
Late Fees	\$114.00		\$54.00	
Misc.				
Total Income	\$34,253.75	\$33,850.00	\$34,094.02	\$33,850.00
Total Available	\$43,889.90	\$54,074.15	\$54,197.29	\$67,331.91
EXPENSES				
Business Expenses	\$4,372.47	\$4,500.00	\$600.70	\$4,500.00
Parties/Events	\$2,413.31	\$4,500.00	\$3,252.15	\$4,500.00
Christmas Decorating	\$5,539.22	\$5,500.00	\$5,863.69	\$5,500.00
Grounds/Improvements		\$650.00	\$405.53	\$650.00
Lake	\$9,012.63	\$16,000.00	\$8,221.81	\$16,000.00
Fish	\$1,700.00	\$1,700.00	\$1,702.50	\$1,700.00
Legal/Accounting	\$749.00	\$1,000.00	\$669.00	\$1,000.00
Free Dues Drawing				
Misc.				
Total Expenses	\$23,786.63	\$33,850.00	\$20,715.38	\$33,850.00
Notes:				
Contingency fund balance as of \$19204.26				
Detail on Lake Expenses:				
Spray Boat Parts & Service			\$914.31	
Water Quality Monitoring			\$3,250.00	
Chemicals	\$8,202.63		\$2,407.50	
Weed Treatment	\$810.00		\$1,650.00	
Bouy Install				
Ski Course				
Water Test				
Total Expenses	\$9,012.63		\$8,221.81	
(NOTE: \$3150 was paid in 2022-2023 for the 2023-24 monitoring contract)				