

SUMMERWOOD LAKES ASSOCIATION  
Semi-annual meeting of the Board of Directors  
March 20, 2021 at 1:00 PM  
Location: Lot 4/5, Heron Point

Minutes

Call to order and welcome guests. The following Member Representatives (Board of Directors) and Staff were present: Tom Groeteke, Rick Martinsen (Bucktail), Kip Anderson with a proxy from Vic Lee (Heron Point), Jim Crawford and Jim Luethje (Morningstar), Karen Kayton and Craig Beebe (Sundance), LeRoy Gerrard (Sleepy Eye) and Russ Bayer (Secretary / Treasurer). Thank you to Kip and Deb for hosting the meeting.

1. Review minutes - The minutes of the September 13, 2020 Semi-annual meeting approved unanimously. (Motion RM second TG)
  
2. Treasurer report
  - February 28, 2021 report attached – Cash on hand of \$74,340.63, of which \$48,562.91 is set aside for road reserve
  - 2021 per lot assessment = \$250.00
  - The board discussed the spending authority associated with the approved budget. All expenditures approved in the budget may be made without further action by the board, any expense outside of the budget needs to be approved by the board.
  - To assist in communication, all board members agreed to be part of a group text for quicker communication when needed.
  
3. Committee Reports
  - a. Trees/Front gate commons areas: this report was given by many:
    - Trees around the gas pump and the collection area were removed / trimmed. [Thanks CB, JL and all involved]. Grasses will be planted in the area around the gas pump. JC will look into one additional sprinkler head in that area. A lake resident reported concerns with over hanging trees over Summerwood Road. Those will be evaluated and trimmed as needed.
    - A quote will be sought to add an additional section for mailboxes and paint the mailbox sections and front gate walls as needed.
    - The NNTC repair person has been driving on the grass when make repairs. NNTC will be called to see if an alternative can be created that does not damage our front area.
  
  - b. Collection area:
    - Scott Watts and family cleaned out the collection area. They will do so again in 2021.

- PLEASE MOVE YOUR GRASSES AND TREE LIMBS AS FAR BACK AS POSSIBLE IN THE PIT.

c. Gate:

- Gate repairs are proceeding from accident in December. Electrical is complete, the video is complete, and the mechanical mechanism has been inspected. A part is needed for the mechanical repair. [Video and mechanical took place after the meeting during the week of March 22]
- The invoices are being sent to the insurance company of the individual causing the damage. They are waiting for all invoices to pay and close the claim.
- Barrier posts will be placed and the light post will be secured soon. Thank-you Tom G for leading this multifaceted project!
- Discussion around two automatic front gates was delayed.
- Gate Hours:
  - The topic of open gate hours remains a concern. The board has received communication from Lot owners wanting it closed 24 hours a day every day, those that like the hours we have and those that want it opened all the time.
  - The following motion was made by RM and seconded by KK:  
The gate control will be set to open the gate from 6:00 AM until 1:00 PM Monday through Friday and closed at all other times. On Memorial Day weekend, Independence Day weekend and Labor Day weekend the gate will be opened on Friday, Saturday, and Sunday from 6:00 AM to 9:00 PM.

The motion passed seven for, two opposed.

d. Directory:

- The 2021 addition of the Directory is in progress. Distribution planned for May 2021.
- Lot owners continue to request the Directory in some electronic format. The board remains concerned about placing the directory on the website, however the following motion was made by KA and seconded by CB:
  - In 2021 every lot owner will be provided one printed copy of the directory. If a PDF (Portable Document Format by Adobe) is requested, it will be provided. In future years Lot Owners will be able to request printed only, PDF only or both.

The motion passed unanimously.

e. Road Maintenance:

- Asphalt Maintenance and Extension. The board discussed the opportunity before them to overlay the existing asphalt and complete the Summerwood Road asphalt to the intersection of Heron Point Road and Morningstar road. The proposal

represents a 20% decrease in price from a proposal received in 2018. KA moved and TG seconded the following motion:

- Accept the proposal provided by Cather & Sons Construction, Inc., to place a two-inch Asphalt Overlay on Summerwood Road, Hwy 92 to Sundance Road and to install four-inch paving over existing gravel on Summerwood Road, from Sundance Road to Morningstar Lake Road / Heron Point Road entrance, pending the approval by the Lot owners of Summerwood via an email and mail vote.

The motion passed unanimously.

- The board asked LeRoy Gerrard to oversee the project [Thank you LeRoy], and directed the Secretary to contact the Lot owners with a message containing the following information:

This project will complete the asphaltting of the entire Summerwood Road.

#### **RATIONALE**

- 1) The aggregate, the base of the road, is beginning to show through. This is an indication the road surface will need to be overlaid soon.
- 2) This project will complete the road extension project began in 2008. At that time Heron Point had less than 15 developed home sites. The Board at the time indicated when Heron Point was fully developed, we would complete the project. Just this last year the final homesites were sold and development has begun on those sites.
- 3) Three years ago, the Board received an estimate for this project. It was well over \$300,000 for the complete project. A government asphalt project is being completed within a few miles of our resort. A temporary asphalt plant has been constructed. The location of which will help reduce the cost by 20%.

As part of this project, the shoulders will be lowered as needed to improve drainage, trees blocking views and impeding driving will be trimmed and the roadway will be restriped. The existing speed dips will remain, and one additional dip will be added to the road extension to help remind all of the 25 MPH speed limit.

#### **COST**

The nearby temporary asphalt plant has provided an opportunity for significant savings. The Costs today are as follows:

Asphalt project	\$235,000	Bid
Asphalt overage	\$ 12,000	Based on 2008 historical data
Striping/ shoulder work, etc.	<u>\$ 6,000</u>	Based on 2008 historical data

TOTAL \$253,000

Special Assessment Calculation

Total Project	\$253,000
Summerwood association reserve	<\$ 53,000>
BALANCE DUE	\$200,000

The assessment per member lake is as follows:

Bucktail Assessment	\$50,000.00 (39 Lots)
Morningstar Assessment	\$47,435.90 (37 Lots)
Sundance Assessment	\$39,743.60 (31 Lots)
Heron Point Assessment	\$58,974.35 (46 Lots)
Sleepy Eye Assessment	\$ 3,846.15 (3 Lots)

This equates to approximately \$1,282.05 per lot.

Some lakes have been building their own reserve since 2018. That reserve amount must be taken into consideration prior to determining the final individual lot assessment.

If requested by individual lot owners, the Summerwood Board will investigate financing the individual lot assessment for a period of four years.

**TIMING**

The temporary asphalt plant will be around for a limited time. Though we have not reconfirmed with the bidder, the original proposal included a May 2021 project start and end date.

Leroy Gerrard will oversee the project for the Summerwood Lakes Association.

The amended by-laws of the Summerwood Lakes Association require a vote of the lot owners for any special assessment greater than \$50.00 per lot. The results of the vote are binding on all lot owners provided at least 50% of the residential lots participate in the vote, i.e., 78 lots must vote. **A simple majority will determine the outcome based only on the ballots received**

4. Old business

a. Invasive Species

- Craig Beebe found this article in the Lincoln Newspaper. Please take a moment to read to continue to protect our lakes. [Thanks Craig]

Nebraska Game and Parks urges disposal of aquarium product  
Libby Seline  
Updated Mar 11, 2021

Nebraskans who bought Marimo — or "moss" — balls sold as "Betta Buddy" need to check their aquarium tanks for highly destructive mussels that can decrease a native species' food supply, according to the Nebraska Game and Parks Commission.

Zebra mussels look like a D-shaped clam that is less than an inch long. They have alternating light and dark bands and filters plankton from water, which is a food source for animals. Since zebra mussels affect the livability for native species, Game and Parks asks Nebraskans to remove Marimo balls properly. Petco and PetSmart locations in Nebraska agreed to remove the item from their store.

“Please make sure you dispose of any Marimo balls and aquarium water properly so the waters we all enjoy remain invasive-free,” said Kristopher Stahr, Game and Parks aquatic invasive species program manager.

To dispose of them, place the Marimo balls in a plastic bag and freeze them until solid. Then, individuals can throw them in the trash. They should also dump the aquarium water in an area that is not near other water sources. The water should not go down the drain.

Proper disposal is important because young zebra mussels cannot be seen with the naked eye, but they can be transferred through small drops of water. Adult zebra mussels can live out of water up to two weeks.

So far, Game and Parks is aware of zebra mussel populations in the Missouri River that have spread through the entire length downstream of Gavins Point Dam. Populations also exist in Lewis and Clark Lake, Lake Yankton and at the Offutt Base Lake.

- (copied from previous minutes as an ongoing reminder):  
The Board has no authority over individual lakes, each lake must take its own action to ensure their respective lake is not infested. The following suggestions are applicable:
  - Each Lake should create its own policy regarding access to the lake with any watercraft.
  - Lakes should be proactive in preventing any foreign water coming into their lake. Canoes, kayaks, life vests, water toys are all carriers.
  - Ongoing education and awareness are always important
  - **Any contractor coming into a lake should be completely inspected and forced to obey the rules of the lake.**
  - [www.neinvasives.com](http://www.neinvasives.com) has good information

Based on conversations with Aquatic Biologists, and other water quality experts here are some steps that are critical to stabilizing clarity and water quality:

- Keep grass clippings and leaves out of the lake. There are enough trees around that the lakes get their own share of leaves, but we should not dump or blow leaves or clippings into the lake
- Use no phosphorus fertilizers on our lawns
- Use mulching mowers to reduce fertilizer requirements
- Be aware of what drains from your lawns, driveways, and homes.
- Keep high concentration of waterfowl (geese) out of the lake.

Not doing these things will cause more nutrients to be added to the lake. More nutrients equal decreased water quality and increased blue-green algae blooms.

b. Fireworks:

- The Summerwood fireworks show will be Saturday, July 3, 2021, the rain date is Sunday, July 4, 2021.

c. Boater Safety. (not directly discussed but required by state law). The State of Nebraska requires anyone born after December 31, 1985, to successfully complete a Boating Safety Course and possess a course certificate while operating a boat or personal watercraft.

i. There are now three options for the class:

- I. **Option A** is a 6-hour in-person classroom session taught by certified volunteers and agency staff. Students will take a proctored exam and the end of the class.
- II. **Option B** is a self-taught home study course. Students can download and review the course study materials. After studying, students will need to register for an Option B test-out session to take a proctored exam.
- III. **Option C** is an online course. Students can take the class at their own pace from wherever is convenient for them.

All students, regardless of which course option they choose, are required to pass the boating safety exam with a 75% or higher. A certificate of completion will be issued to those who pass the exam

More information is available at:

<http://outdoornebraska.gov/boatereducation>

Boater guides are at: <http://outdoornebraska.gov/guides/>

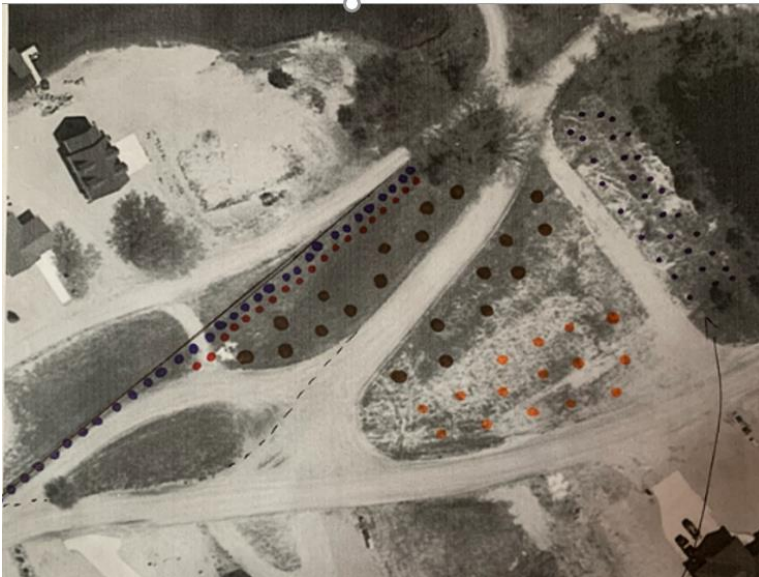
d. 9-1-1 addresses

- CB reported each roof top within Summerwood Lakes area are now set up on the global positioning system (GPS). Clarks Volunteer Fire Department does not yet have the equipment needed to access this information.

- In the meantime, if a 9-1-1 situation arises and two people are available, please consider sending one person to the gate to help direct the first responders

e. update on the common area between Sundance and HP (Lot 49)

- KA updated the board on the Lot 49 project. Sand loving grasses will be planted once the area is leveled off. The fence line will be tightened up and the area will be watered by the neighbors. Please help this area germinate to its fullest potential area by staying off the grasses. The golf cart path will remain for access through the area. [Thanks KA for leading this project]



5. New Business

- Storage area
  - Parcel 779.45 just Northwest of the front gate has had clearing activity. A discussion with one of the owners has indicated no final plans have been made regarding the use of the land. The land is zoned Agricultural.
  - The Board discussed planting screening trees / shrubs. This will be discussed further at the fall meeting.
- Sleepy Eye has filed its Articles of Incorporation. No changes are anticipated at this time

6. Other Business

a. Election of Officers

VC moved and JC seconded that the current officers be reelected for one more year. This motion passed unanimously.

President	-	Kip Anderson
1 <sup>st</sup> Vice-President	-	Craig Beebe
2 <sup>nd</sup> Vice-President	-	Tom Groetke
Secretary	-	Russ Bayer
Treasurer	-	Russ Bayer

- b. LeRoy Gerrard is now the representative for Sleepy Eye. The Member Representatives and their terms are as follows:

<u>Member Representative</u>	<u>Lake</u>	<u>Term End Date</u>
Rick Martinsen	Bucktail	August 31, 2022
Tom Groeteke	Bucktail	August 31, 2022
Kip Anderson	Heron Point	August 31, 2023
Vic Lee	Heron Point	August 31, 2022
Jim Luethje	Morningstar	August 31, 2022
Jim Crawford	Morningstar	August 31, 2023
LeRoy Gerrard	Sleepy Eye	August 31, 2022
Karen Kayton	Sundance	August 31, 2022
Craig Beebe	Sundance	August 31, 2021

7. Adjourn

The meeting was adjourned at 3:15 PM

Respectfully submitted,

*Russ Bayer*

Russ Bayer



Summerwood Lakes Association  
Balance Sheet  
February 28, 2021

ASSETS

Current Assets	
Cash	\$ 17,484.00
Money Market	8,293.72
CD - 8812	<u>48,562.91</u> (MM 10k, 8812, 8916, 8342, 9098)
 Total Current Assets	 74,340.63
Property and Equipment	
<hr style="width: 100%;"/>	
Total Property and Equipment	0.00
Other Assets	
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Total Other Assets	<u>0.00</u>
Total Assets	<u>\$ 74,340.63</u>

LIABILITIES AND CAPITAL

Current Liabilities	
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Total Current Liabilities	0.00
Long-Term Liabilities	
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Total Long-Term Liabilities	<u>0.00</u>
Total Liabilities	0.00
Capital	
Beginning Balance Equity	\$ 67,789.08
RETAINED EARNINGS	13,795.29
Net Income	<u>(7,243.74)</u>
Total Capital	<u>74,340.63</u>
Total Liabilities & Capital	<u>\$ 74,340.63</u>

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Summerwood Lakes Association  
Income Statement  
For the Two Months Ending February 28, 2021

	Current Month		Year to Date	
Revenues				
Bucktail Assessment	\$ 0.00	0.00	\$ 55.08	42.84
Interest Income	<u>0.00</u>	<u>0.00</u>	<u>73.50</u>	57.16
 Total Revenues	 <u>0.00</u>	 <u>0.00</u>	 <u>128.58</u>	 100.00
 Cost of Sales	 <u>          </u>	 <u>          </u>	 <u>          </u>	 <u>          </u>
 Total Cost of Sales	 <u>0.00</u>	 <u>0.00</u>	 <u>0.00</u>	 0.00
 Gross Profit	 <u>0.00</u>	 <u>0.00</u>	 <u>128.58</u>	 100.00
 Expenses				
Charitable Contribution	500.00	0.00	500.00	388.86
Office Supplies	0.00	0.00	151.22	117.61
Property Maintenance & Repairs	0.00	0.00	6,500.00	5,055.22
Telephone Expense	78.02	0.00	157.10	122.18
Utilities	<u>25.00</u>	<u>0.00</u>	<u>64.00</u>	49.77
 Total Expenses	 <u>603.02</u>	 <u>0.00</u>	 <u>7,372.32</u>	 5,733.64
 Net Income	 <u>(\$ 603.02)</u>	 <u>0.00</u>	 <u>(\$ 7,243.74)</u>	 (5,633.64)