

SUMMERWOOD LAKES ASSOCIATION
Semi-annual meeting of the Board of Directors
September 11, 2022, at 1:00 PM
Location: Lot 32 Morningstar

Minutes

Call to order and welcome guests. The following Member Representatives (Board of Directors) and Staff were present: Kip Anderson, Vic Lee (Heron Point), Jim Crawford, Jim Luethje (Morningstar), Karen Kayton, Craig Beebe (Sundance), LeRoy Gerrard (Sleepy Eye), Rick Martinson (Bucktail) and Russ Bayer (Secretary / Treasurer). In addition, Holly Dravitski was in attendance.

1. Approval of minutes - The minutes of the March 6, 2022, semi-annual meeting approved unanimously. (Motion JL second KK)

2. Treasurer report
 - Through August 31, 2022, financial reports reviewed (Attachment 1):
 - Cash on hand of \$62,695.85 of which \$32,015.75 is assigned to designated and miscellaneous reserves as noted on the balance sheet
 - The 2023 budget was discussed. The last increase in the per lot assessment went into effect in 2018. The primary reasons for that increase related to road repairs, road maintenance and the then upcoming road resurfacing. The \$50.00 per lot increase that occurred that year is now funding the future road maintenance reserve at the rate of \$7,800.00 per year (156 lots times \$50). The board unanimously approved the 2023 budget keeping the lot assessment at \$250.00 per lot (Attachment 2). (Motion CB, second JC). Because of the inflationary pressures impacting everyone's finances, a \$50.00 increase taking effect in 2024 will be given consideration when the 2024 budget is presented for approval.
 - Insurance Overview. Current coverage limits were presented to the board (Attachment 3). One question came up regarding why the number of units in two locations is identified as 10. The insurance agent has been asked that question and the board will be updated when the answer is received. [AFTER MEETING UPDATE: The 10 units represents the lots that are part of Summerwood Lakes Association]

3. Committee Reports
 - a. Trees/Front gate commons areas
 - The contractor has been contacted to complete the mailbox extension. In addition, a proposal is being generated to repaint the entire front gate area. Both of these expenses should be covered by the remaining reserve from the 2021 road project.
 - In the past the entire front area was maintained by having each member lake take a month twice each year during the period April through September. A member lake asked us to revisit this as a means of controlling expenses. After some discussion on this topic and our current process to maintain the area, the board took no action to change our existing front area maintenance process.

b. Collection area:

- Scott Watts and family has agreed to clean out the collection area for 2022.
- THANK YOU FOR MOVING YOUR GRASSES AND TREE LIMBS AS FAR BACK AS POSSIBLE IN THE PIT and FOLLOWING POSTED RULES.
- Thanks to Midwest Tree for mulching some of the limbs for lot owners to use.

c. Gate:

- The practice of opening the gate for longer hours on Memorial Day weekend, Independence Day weekend and Labor Day weekend seemed to work this year and will be continued into the future. The gate will be opened on Friday, Saturday, and Sunday from 6:00 AM to 9:00 PM.
- Adding No Trespassing signs on the front gate as well as implementing a Neighborhood Watch and posting signs identifying the existence of the watch was discussed. No action was taken.

d. Directory:

- In 2022 Lot Owners were emailed a PDF version of the directory. Seven printed versions were requested and delivered. In 2023 printed versions will cost the lake or individual requesting \$7.50 per copy.
- A “who to call” directory will be created to assist current and future boards in contacting the vendors who have worked with the board on various projects around the lakes.
- The Board letter to residents and the Summerwood rules are currently included in the directory. These two items will also be included in the email when the directories are emailed in 2023.

e. Road Maintenance:

- A few cracks were discovered in the bottom of the dips. These will be filled in 2023
- Individual lakes are asked that when dragging their lake roads or adding gravel to keep it off the asphalt. Gravel on the asphalt will speed up the deterioration of that area.
- Those individuals / lakes mowing along the edge of the Summerwood Road are asked to mow lower on the edges to allow easier runoff.
- Clarks Volunteer Fire Department requires that no vegetation / trees encroach on the road up to 12 feet above the ground. This applies to the Summerwood Road as well as the individual lake roads.

4. Old business

- a. Invasive Species (This topic is a regular agenda item for the Board. Information previously posted will continue to be included in Board minutes as a reminder of the need to be ever watchful of the invasive species that can damage our lakes.)

- **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.

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.

- 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 has valuable information
- **Noxious Weeds:** It is the responsibility of landowners to remove noxious weeds. One example prevalent in the Summerwood lakes area is Phragmites.
- **Controlling Blue Green Algae:** 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 1, 2023, the rain date is Sunday, July 2, 2023.

c. The use of golf carts remains a major safety and liability concern. Many golf cart users continue to violate the Summerwood Rule regarding the use of golf carts. As a reminder:

- **Per Summerwood Rules, as adopted by all lakes, all golf carts must have the lot number and lake letter at least two inches in size located on both sides of the vehicle.** This rule applies to owned, rented, borrowed, or visiting golf carts.
- In addition, per those same rules, golf carts or other small, motorized utility vehicles, which cannot exceed 20 mph, may be operated on Summerwood roads for other than egress or maintenance purposes by either a licensed driver or unlicensed driver if accompanied by a licensed driver.

d. Boater Safety.

The Boating Safety Course is great training for everyone **AND** it is required by state law for anyone born after December 31, 1985, to successfully complete a Boating Safety Course and possess a course certificate while operating any powered watercraft. This includes but not limited to motorboats, speed boats, personal watercraft / jet skis and pontoon boats.

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/>

5. New Business

- a. High capacity well for Clarks VFD. The Clarks Volunteer Fire Department has requested that we install a high capacity well to refill the water tankers in case of a fire within the

Summerwood Lakes area. Their concern is that filling from the lakes will take too long in the case of this kind of emergency. The board is looking at both cost and location. One well proposal has been received and others are being sought. This will likely cost \$30,000 to \$40,000.

- b. Vender requests for email distribution. On occasion vendors ask the board to send out emails advertising their services. Emails in such a manner tend to imply an endorsement by the board which is not the case. To alleviate the concern, vendors requesting these notification will be given an opportunity to place an ad on the Summerwood Webpage for a monthly fee. Once an ad is placed one email will be sent announcing the service.
- c. New fuel station vendor or other alternatives. Sapp Brothers has indicated their desire to no longer provide fuel service to the Summerwood fueling point. A motion was made by LG and seconded by JC to 1) contact the current and previous provider of fuel service and inform them that we will be seeking a new vender, 2) determine what Sapp Brothers will sell the existing equipment for, 3) contact a prospective vender and determine their level of interest in acquiring the equipment and providing the service. The motion passed unanimously,
- d. Legal documents. The board has directed the Secretary / Treasurer to ensure it has copies of all legal documents supporting the existence and operation of the Association, and ensure those documents are filed appropriately if required to do so. The first steps of this evaluation will include contacting the original attorneys involved with the formation of the Association, i.e. Kelly Thomas and Julie Reiter.
- e. Purchase of Summerwood lots. If anyone or any lake association is interested in purchasing Summerwood lots they must submit their proposal to the Board.

6. Other Business

- a. Election of officers.

Current officers (Terms expire after the fall board meeting)

President	-	Kip Anderson
1 st Vice-President	-	Craig Beebe
2 nd Vice-President	-	Rick Martinsen
Secretary	-	Russ Bayer
Treasurer	-	Russ Bayer

VC moved and RM seconded that the existing officers be reelected to serve one more year.

KK moved and JL seconded that nominations be closed. This motion was passed unanimously.

Once nominations were closed, the motion to reelect the current officers was passed unanimously.

b. The current 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, 2023
Doug Sterup	Bucktail	August 31, 2024
Kip Anderson	Heron Point	August 31, 2023
Vic Lee	Heron Point	August 31, 2025
Jim Luethje	Morningstar	August 31, 2025
Jim Crawford	Morningstar	August 31, 2023
LeRoy Gerrard	Sleepy Eye	August 31, 2025
Karen Kayton	Sundance	August 31, 2025
Craig Beebe	Sundance	August 31, 2024

7. Adjourn

The meeting was adjourned at 2:00 PM. Motion by VL and seconded by CB passed unanimously.

Respectfully submitted,

Russ Bayer

Russ Bayer

Attachment 1

Summerwood Lakes Association
Balance Sheet
August 31, 2022

ASSETS

Current Assets		
Cash	\$ 25,357.84	
Money Market	4,322.26	
CD - 8812	11,453.57	5,015.75 remaining reserve from 2021 road project
CD - 8916	11,076.63	7,800.00 future road reserve
CD - 9098	<u>10,485.55</u>	19,200.00 miscellaneous reserve
Total Current Assets		62,695.85
Property and Equipment	<u> </u>	
Total Property and Equipment		0.00
Other Assets	<u> </u>	
Total Other Assets		<u>0.00</u>
Total Assets	\$ <u>62,695.85</u>	

LIABILITIES AND CAPITAL

Current Liabilities	<u> </u>	
Total Current Liabilities		0.00
Long-Term Liabilities	<u> </u>	
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		0.00
Capital		
Beginning Balance Equity	\$ 67,789.08	
RETAINED EARNINGS	(23,114.40)	
Net Income	<u>18,021.17</u>	
Total Capital		<u>62,695.85</u>
Total Liabilities & Capital	\$ <u>62,695.85</u>	

Summerwood Lakes Association
Income Statement
For the Eight Months Ending August 31, 2022

	Year to Date
Revenues	
Bucktail Assessment	\$ 9,750.00
Morningstar Assessment	9,250.00
Sundance Assessment	7,750.00
Heron Point Assessment	11,500.00
Sleepy Eye Assessment	750.00
Income -- Misc	55.80
Interest Income	<u>182.26</u>
 Total Revenues	 <u>39,238.06</u>
 Cost of Sales	
	<u>0.00</u>
Total Cost of Sales	<u>0.00</u>
 Gross Profit	 <u>39,238.06</u>
 Expenses	
Charitable Contribution	500.00
Contract Labor	1,200.00
Fireworks	6,000.00
Insurance	2,487.00
Office Supplies	249.60
Directory	36.97
Property Maintenance & Repairs	5,700.00
Collection Area	3,750.00
REPAIRS - EQUIPMENT	182.61
Telephone Expense	635.71
Utilities	<u>475.00</u>
 Total Expenses	 <u>21,216.89</u>
 Net Income	 <u>\$ 18,021.17</u>

Attachment 2
2023 Approved Budget

		2022 Approved Budget	2022 Projected	2023 Approved Budget \$250.00
Revenues				
Bucktail Assessment	39	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00
Morningstar Assessment	37	\$ 9,250.00	\$ 9,250.00	\$ 9,250.00
Sundance Assessment	31	\$ 7,750.00	\$ 7,750.00	\$ 7,750.00
Heron Point Assessment	46	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00
Sleepy Eye Assessment	3	\$ 750.00	\$ 750.00	\$ 750.00
Income -- Misc		\$ -	\$ 55.80	
Interest Income		\$ 200.00	\$ 200.00	\$ 200.00
Total Revenues		<u>\$ 39,200.00</u>	<u>\$ 39,255.80</u>	<u>\$ 39,200.00</u>
Expenditures				
Charitable Contribution		\$ 500.00	\$ 500.00	\$ 500.00
Contract Labor		\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Dues & Fees		\$ 50.00	\$ 50.00	\$ 50.00
Fireworks		\$ 5,300.00	\$ 6,000.00	\$ 6,000.00
Insurance		\$ 2,350.00	\$ 2,487.00	\$ 2,500.00
Accounting		\$ 500.00	\$ 800.00	\$ 800.00
Office Supplies		\$ 75.00	\$ 375.00	\$ 500.00
Directory		\$ 650.00	\$ 75.00	\$ 100.00
Webpage		\$ 50.00	\$ 75.00	\$ 75.00
Postage		\$ 50.00	\$ -	\$ -
Property Maintenance and Repairs				
Collection Area		\$ 5,000.00	\$ 3,750.00	\$ 5,000.00
Front Area Maintenance		\$ 5,700.00	\$ 6,700.00	\$ 6,000.00
Gate		\$ 2,000.00	\$ 182.61	\$ 2,000.00
Road Maintenance		\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
Road Reserve		\$ 7,800.00	\$ 7,800.00	\$ 7,800.00
Spraying - mosquito		\$ 2,000.00	\$ 2,100.00	\$ 2,200.00
Taxes -Other		\$ 300.00	\$ 300.00	\$ 300.00
Telephone Expense		\$ 1,000.00	\$ 553.81	\$ 1,100.00
Utilities		\$ 900.00	\$ 365.00	\$ 1,000.00
Total Expenditures		<u>\$ 39,125.00</u>	<u>\$ 36,513.42</u>	<u>\$ 40,825.00</u>
Surplus		<u>\$ 75.00</u>	<u>\$ 2,742.38</u>	<u>\$ (1,625.00)</u>



Applicant Name

Name	SUMMERWOOD LAKES ASSOCIATION
Mailing Address	ATTN: RUSS BAYER, 633 S 112TH ST, LINCOLN, NE 68520

Policy Information

Policy Number	Line of Business	Term	Company
60364245	General Liability	06/18/2022 - 06/18/2023	UNITED FIRE GROUP
60364245	Property	06/18/2022 - 06/18/2023	UNITED FIRE GROUP
60364245	Directors & Officers	06/18/2022 – 06/18/2023	UNITED FIRE GROUP

Premium Comparison

Line of Business	Expiring	Renewal
Commercial Package	\$2,128	\$2,128
Total	\$2,128	\$2,128

THIS SUMMARY IS FOR COMPARISON PURPOSES ONLY AND IS NOT AN OFFER OF COVERAGE.
DISCLOSURE—INSURANCE PRODUCTS ARE NOT A DEPOSIT, NOT FDIC INSURED, NOT GUARANTEED BY THE BANK AND NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY (EXCEPT CROP INSURANCE, WHERE APPLICABLE).
DISCLAIMER—THE ABBREVIATED OUTLINES OF COVERAGES USED THROUGHOUT THIS PROPOSAL ARE NOT INTENDED TO EXPRESS ANY LEGAL OPINION AS TO THE NATURE OF COVERAGE. THEY ARE ONLY VISUALS TO A BASIC UNDERSTANDING OF COVERAGES. PLEASE READ YOUR POLICY FOR SPECIFIC DETAILS OF COVERAGES.

General Liability

Coverages

Coverage	Limit
General Aggregate	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage (Any one fire)	\$100,000
Medical Expense (Any one person)	\$5,000
Employment Practices Liability	No Coverage
Employee Benefits	No Coverage

Hazards

Classification	Class Code	Exposure	Premium Basis
Streets, Roads, Highways	48727	9	Miles
Townhouse Associations	68500	10	Unit
Contractors – Subcontracted Work	91581	\$1,500	Total Cost

Additional Coverages

Coverage	Limit	Deductible
Internet Security & Privacy	\$25,000	\$500
Online Banking Theft	\$25,000	\$500

Additional Interests

Name	Address	Interest
Townhouse Associations		Additional Insured

Directors & Officers Liability

Coverages

Coverage	Limit
General Aggregate	\$1,000,000
Each Claim	\$1,000,000
Deductible	\$2,500
Number of Units	10
Retroactive Date	06/15/2007

Property

Location Schedule

Location Number	Building Number	Address	Description	Cause of Loss	Coinsurance
1	1	Rural Access Roads/Assoc., Clarks, NE 68628	Fences and Arbors	Special (Including theft)	80%

Loc. Number	Subject	Limit	Deductible	Valuation
1	Building	\$15,000	\$1,000	Actual Cash Value