

SUMMERWOOD LAKES ASSOCIATION  
Semi-annual meeting of the Board of Directors  
September 26, 2021, at 1:00 PM  
Location: Lot 12 Morningstar

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, Vic Lee (Heron Point), Jim Crawford, Jim Luethje (Morningstar), Karen Kayton, Craig Beebe (Sundance), LeRoy Gerrard (Sleepy Eye) and Russ Bayer (Secretary / Treasurer).

1. Approval of minutes - The minutes of the March 20, 2021, semi-annual meeting approved unanimously. (Motion VL second CB)
  
2. Treasurer report
  - September 2021 report attached – Cash on hand of \$50,299.76
  - Expenses for the road project were discussed. Total cost of project was estimated at \$253,000. Through this report approximately \$247,000 has been expended. It is estimated \$250,000 will be spent after the extension of the mailbox area is completed.
  - 2022 budget, also attached, reviewed. Summerwood per lot assessment = \$250.00. Motion to approve budget by JC approved by TG (with Doug Sterup proxy). Approved unanimously.
  
3. Committee Reports
  - a. Trees/Front gate commons areas: this report was given by many:
    - The board unanimously approved an increase of the annual fee for the front gate mowing and maintenance to \$4,500.00 per calendar year effective January 1, 2022. (Moved by CB seconded by KK)
    - The board discussed information from Rod Pollard that the owners of lots 0000779.45 and 0000779.43 planned to build storage units. The board moved that a letter be sent to the appropriate Merrick County offices and Rod Pollard. The letter is attached. Moved by RM and seconded by JL passed unanimously.
    - Mailbox extension will be completed in the spring of 2022, this will include repainting of the front brick area and a new outdoor parcel locker.
  
  - b. Collection area:
    - Scott Watts and family has agreed to clean out the collection area for 2021.
    - PLEASE MOVE YOUR GRASSES AND TREE LIMBS AS FAR BACK AS POSSIBLE IN THE PIT and FOLLOW POSTED RULES.

c. Gate:

- Residents continue to express their wishes that both front gates be locked 24 hours per day, every day. Other residents like the hours the gate is open. No action was taken by the board.
- The manual gate is being left open. All locks will be cut off the gate except the authorized lock. All residents are encouraged to lock the gate if they see it open.
- 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.

d. Directory:

- In 2022 Lot Owners will be able to request printed only, PDF only or both versions of the directory.

e. Road Maintenance:

- Thank you to LeRoy Gerrard, Craig Beebe and all those involved with the road overlay and extension project!
- Individual lakes are asked that when dragging their lake roads or adding gravel to keep it off the asphalt.
- Tom Groeteke presented a proposal to lease equipment which could be used to help maintain both the Summerwood Road and the individual lake roads. A committee was formed to meet with the proposer and recommend action to the board. The committee members are Tom Groeteke, Vic Lee, Jim Crawford, and Craig Beebe

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.)

- 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.

- 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 2, 2022, the rain date is Sunday, July 3, 2022.

c. Boater Safety. (Ongoing reminder – this training is 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/>

5. New Business

- During the 4<sup>th</sup> of July Weekend in 2021 a Recreational vehicle was parked on Summerwood property. Use of individual lake common areas and Summerwood common areas must always be approved in advance by the respective governing bodies.
- Golf Carts remain unmarked. **Per Summerwood Rules, as adopted by all lakes, all golf carts must have the lot number and lake letter at least 2 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, that 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.

6. Other Business

a. Election of Officers

VL moved and JC seconded that the following slate of officers be elected for year ending September 30, 2022. This motion passed unanimously.

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

- b. Tom Groeteke is leaving the board as of August 31, 2021. Tom was thanked and congratulated for his service to Bucktail and Summerwood during his time on the board.

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, 2023
Doug Sterup	Bucktail	August 31, 2024
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, 2024

7. Adjourn

The meeting was adjourned at 2:25 PM

Respectfully submitted,

*Russ Bayer*

Russ Bayer

Summerwood Lakes Association  
Income Statement  
For the Nine Months Ending September 30, 2021

	Year to Date	
Revenues		
Bucktail Assessment	\$ 9,750.00	4.03
Morningstar Assessment	9,250.00	3.82
Sundance Assessment	7,750.00	3.20
Heron Point Assessment	11,500.00	4.75
Sleepy Eye Assessment	750.00	0.31
Income -- Misc	55.08	0.02
Road Assessment	199,999.76	82.60
Insurance Proceeds	2,729.57	1.13
Interest Income	<u>345.07</u>	0.14
 Total Revenues	 <u>242,129.48</u>	 100.00
 Cost of Sales		
 Total Cost of Sales	 <u>0.00</u>	 0.00
 Gross Profit	 <u>242,129.48</u>	 100.00
 Expenses		
Charitable Contribution	500.00	0.21
Contract Labor	1,200.00	0.50
Dues & Fees	33.00	0.01
Fireworks	5,250.00	2.17
Insurance	2,487.00	1.03
Office Supplies	188.24	0.08
Directory	306.60	0.13
Property Maintenance & Repairs	669.25	0.28
Collection Area	7,100.00	2.93
Front Area Maintenance	2,700.00	1.12
Gate	3,907.86	1.61
Road Maintenance	246,844.40	101.95
Spraying	1,005.00	0.42
Telephone Expense	720.74	0.30
Utilities	<u>502.00</u>	0.21
 Total Expenses	 <u>273,414.09</u>	 112.92
 Net Income	 <u>(\$ 31,284.61)</u>	 (12.92)

Summerwood Lakes Association  
Balance Sheet  
September 30, 2021

ASSETS

Current Assets		
Cash	\$	9,242.51
Money Market		8,312.90
CD - 8812		11,379.43
CD - 8916		11,022.95
CD - 9098		<u>10,341.97</u>
 Total Current Assets		 50,299.76
Property and Equipment		
<hr style="width: 100%;"/>		
Total Property and Equipment		0.00
Other Assets		
<hr style="width: 100%;"/>		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>50,299.76</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
<hr style="width: 100%;"/>		
Total Current Liabilities		0.00
Long-Term Liabilities		
<hr style="width: 100%;"/>		
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>(31,284.61)</u>
Total Capital		<u>50,299.76</u>
Total Liabilities & Capital	\$	<u><u>50,299.76</u></u>

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Summerwood Lakes Association  
Proposed Budget  
2022

	Proposed 2021 Budget	
<b>Revenues</b>		
Bucktail Assessment	\$ 9,750.00	39
Morningstar Assessment	\$ 9,250.00	37
Sundance Assessment	\$ 7,750.00	31
Heron Point Assessment	\$ 11,500.00	46
Sleepy Eye Assessment	\$ 750.00	3
Interest Income	<u>\$ 200.00</u>	
Total Revenues	<u>\$ 39,200.00</u>	
<b>Expenditures</b>		
Charitable Contribution	\$ 500.00	
Contract Labor	\$ 2,400.00	
Dues & Fees	\$ 50.00	
Fireworks	\$ 5,300.00	
Insurance	\$ 2,350.00	
Accounting	\$ 500.00	
Office Supplies	\$ 75.00	
Directory	\$ 650.00	
Webpage	\$ 50.00	
Postage	\$ 50.00	
Property Maintenance and Repairs		
Collection Area	\$ 5,000.00	
Front Area Maintenance	\$ 5,700.00	
Gate	\$ 2,000.00	
Road Maintenance	\$ 2,500.00	
Road Reserve	\$ 7,800.00	
Spraying	\$ 2,000.00	
Taxes -Other	\$ 300.00	
Telephone Expense	\$ 1,000.00	
Utilities	<u>\$ 900.00</u>	
Total Expenditures	<u>\$ 39,125.00</u>	
Surplus	<u><u>\$ 75.00</u></u>	



October 5, 2021

Merrick County Zoning Administrator  
Merrick County Planning Commission

Dear Zoning Administrator and Members of the Planning Commission:

My name is Russ Bayer and I represent the Summerwood Lakes Association Board of Directors and serve as the association's Secretary / Treasurer.

It has come to our attention that the owners of lot 0000779.45 and lot 0000779.43, per the map below, are interested in changing the zoning on those lots to construct storage units.



Our board met on September 26, 2021, to discuss this zoning change. The board approved sending this letter of support for the special use permit provided the developer do the following:

- 1) Provide a site plan including the number of storage units and the orientation of those units to the Summerwood Board
- 2) Develop only storage units on the property
- 3) Limit access to the storage unit to outside of the Summerwood Property
- 4) Erect a fence along the property line between lots 0000779.45 and 0000779.43 and the Summerwood lot 0000769.50.
- 5) Ensure only the minimum allowed lighting is used.

Thank you for considering our concerns. If you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

Russ Bayer  
Summerwood Secretary/Treasurer

Cc: Rod Pollard