

**Meeting of the Morningstar Lake Association
May 31, 2004
10:00 AM at Lot 27 (Eldon and Pat James)**

Minutes

- 1) Call to Order / Introductions /Attendance – 25 of the 37 lots were represented.
- 2) Approval of Minutes of May 26, 2003 meeting – Motion to approve approved unanimously.
- 3) Treasurer's Report - \$3,764.49 on hand as of May 19, 2004. A copy of the report is attached to these minutes. In 2003, we paid \$310.00 per lot for annual dues / fees. \$200.00 of this went to the Summerwood Association for common area fees, \$10.00 went to the Independence Day activities and \$100.00 was used for Morningstar annual expenses. Treasurer's report was accepted by the President on behalf of the Association.
- 4) Summerwood Lake Association Meeting and other Morningstar discussion items – Minutes of the previous meetings were sent to all residents. The following topics were discussed:
 - a. Adoption of Amended Bylaws – As more and more of the property of Summerwood passes into the hands of the individuals and the individual lakes, it was necessary to clean up the bylaws. Chris MacKnight and Eldon James addressed the changes. They then moved and seconded a motion to adopt the amended Bylaws. Motion passed unanimously.
 - b. Safety Committee – Eldon James reported on the following items:
 1. All lake roads have a speed limit of 15 MPH except for Summerwood Drive, which is 25 MPH. Contractors seem to be driving much faster. Please, if you have a contractor working on your property advise them of the speed limits. In general, everyone needs to obey the speed limits, a new generation of children is coming out to the lakes. We do not want a tragedy.
 2. Scott Carlson reviewed Morningstar Rules. An updated copy is attached for your use. Please make sure your guests are familiar with these rules.
 - c. Gate Opening Changes – The voters present unanimously support and reaffirmed our position taken last year that the gate be closed at all times. To the surprise of many, it was discussed that there is a secret code that can be used to open the gate. It is apparent that the code is not so secret and therefore the security lax. Discussion surrounded the responsibility of the lot owner / lessee to provide a means for contract labor to enter the property. A motion was made, seconded, and passed with a majority vote that this secret code should be changed at least once a year. More conversation ensued surrounding the need for the secret code and who should have it. The motion previously passed was amended by a motion from Linda McCabe that the code should be changed yearly, at least, and given only to Emergency Personnel

(Fire, Law Enforcement and Ambulance), and to the appropriate utilities who need to enter to make emergency repairs.

It was also discussed that the opener code should be changed. No action was taken on this discussion.

- d. New Member Committee – Chris MacKnight, Russ Bayer and Eldon James serve on the New Member Committee. Last year a packet was prepared including the following:
 - 1. Articles of Incorporation of Morningstar Lake Association
 - 2. By-laws of Morningstar Lake Association
 - 3. Declaration and establishment of covenants, conditions, reservations, restrictions and easements for Morningstar Lake Subdivision
 - 4. Architectural Guidelines
 - 5. Septic System Maintenance Brochure from the Department of Environmental Quality at the State of Nebraska
 - 6. Water Quality Maintenance – General Recommendations
 - 7. Morningstar Lake Rules
 - 8. Nebraska Boating Rules
 - 9. Disclaimer

Chris has this packet if you need one.

- e. Fireworks – The date for our annual Fireworks display is July 3, 2004. Everyone seemed to agree that last years show was excellent. However, we need help moving the fireworks to the island around 2:00 PM that day. Contact Jim Crawford. Help will also be needed to take down the fireworks after the show.

The Independence Day Celebration chaired by Linda McCabe in 2003 was a huge success. Every one seemed to want to have it again this year, but Linda will not be able to chair. Evelyn Herbig volunteered to chair, Linda said she would help. Scott Schelkopf agreed to head up a hotdog feed for the day. More information will be coming. If you see Linda thank her for a great job last year and if you see Evelyn or Scott offer your help this year. \$10.00 of the assessment is going to this activity. Saturday, July 3rd will be the day of the events. Please note if we have a parade, there will need to be a period when the lake is set up as a no-wake zone.

- f. Tree and Grounds Maintenance – **June is Morningstar’s month for cleanup. We will work on Saturday June 12. Meet at the front gate at 9:00 a.m. with gloves, rakes, weed-eaters, etc. If we get enough help this can be a quick morning.**
- g. Police Patrols – The Police Officer is no longer available to patrol the area. Other alternatives will continue to be evaluated.

5) Old Business:

- a. Discussion about water quality at the lake was brought up in light of the problems with toxicity in a couple of lakes around Omaha. Eldon James is going to have the water tested by the state.
- b. Burn Pit – this pit is only for yard materials. Please make sure general garbage items, old furniture, etc are not thrown in the pit.
- c. Please complete the registration form for your boat and turn into Scott Carlson, or send in with your dues.
- d. The congestion at the front gate surrounding the bridge reconstruction and the continued wise use of our tax dollars was discussed. The Engineers are going to look at the three-way traffic light set up that may cause significant lines during peak times.
- e. There have been some reports of vandalism (signs missing, driving on lawns). In light of the lack of police patrols and the apparent easy access to the gate, please help watch out for your neighbors.

6) New Business:

- a. Annual Morningstar Dues Assessment – Summerwood set the dues per lot at \$200.00 for 2004, in addition, after the meeting the Morningstar Board set our assessment at \$110.00. Therefore, the assessment per lot for 2004 is **\$310.00**. Please make payable to Morningstar Lake Association and mail to:

Jim McCabe
P.O. Box 39
Exeter, NE 68351

or deliver to Cabin 17.

- b. Dredging – There are some concerns about shallow spots in certain areas of the lake. The board will look at the cost of dredging, especially along the north side. Just as important as the dredging is where the sand is placed so that it does not simply wash back into the lake.
- c. Proposal to increase inboard motor size to 190 HP and outboard to 150 HP if a 4-stroke engine. There was discussion about the pros and cons of allowing more powerful boats on the lake. A motion was made to allow this increase, but the motion died for lack of a second.
- d. A lake roster will be sent out with this mailing. Please correct any errors and let Russ Bayer know so we can update everyone.

- e. Annual Golf outing – please put on your calendar August 14, 2004 for the annual outing. More information to follow.

7) Election of Directors

Darroll Loschen and Scott Carlson are off the board this year. Todd Ricenbaw (Lot 33) and Jim Clarke (Lot 1) were elected to the board with terms expiring in 2007. The directors are:

Eldon James	-	2005	Jim Crawford	-	2005
Bob Herbig	-	2006	Chris MacKnight	-	2006
Todd Ricenbaw	-	2007	Jim Clarke	-	2007

The new officers for the 2004 – 2005 term are Jim Crawford – President, Jim Clarke – Vice President. Jim McCabe and Russ Bayer remain the Treasurer and Secretary respectively.

8) Agenda Items for 2005

During the Board of Directors meeting after the general meeting two items were discussed which will be added to next years general meeting agenda:

- 1) Election of representatives to the Summerwood Board
- 2) Jet Skis and there use on Morningstar.

Respectfully submitted.

Russ Bayer
Secretary