

**Meeting of the Morningstar Lake Association  
May 30, 2005  
10:00 AM at Lot 31 (Jim and Sue Crawford)**

Minutes

- 1) Call to Order / Introductions /Attendance – 26 of the 37 lots were represented.
- 2) Approval of Minutes of May 31, 2004 meeting – Motion to approve approved unanimously.
- 3) Treasurer's Report - \$4,477.65 on hand as of May 19, 2005. 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 and approved unanimously by the lot representatives present.
- 4) Summerwood Lake Association Meeting – Minutes of the April 10, 2005 Summerwood meeting were sent to all residents with the Morningstar meeting notice. The following topics were discussed by our representatives Chris MacKnight and Eldon James:
  - a. Front Gate Map Kiosk and Flag Pole – drawings of the new information kiosk were passed around for all to view. Kiosk will contain maps of the lakes with lot numbers. In addition, a new flag pole with light will be installed in the front entry area.
  - b. Front Gate – A new lighter front gate is being manufactured. The weight of the existing gate is believed to be the cause of the many problems we are experiencing.

Apparently the Summerwood Association did not support our Lake's motions on the times the gate should be open and who should have the codes. The previous position on the gate (approved in 2004 by Morningstar) is:

- Gate should be closed at all times
  - The secret code should be changed annually and given only to Emergency Services and Utilities who make emergency repairs
- c. New Fencing will be installed along the front when the road project is completed. The high cost of oil, has caused the cost for PVC fencing to increase, which makes a nice metal fence a reasonable alternative. Summerwood Association will make the determination at the appropriate time.
  - d. Apparently individuals have been using the private property of others without their permission. This has been especially the case at Heron Point. A letter from Overland was read at this meeting discussing the use of private property (lots and equipment) of others. The general theme is that everyone should respect the private property of others and not use it or be on it without the owner's permission.

e. The major topic of the day was discussion around the surfacing of the Main Drive Road. Merlin Hansen provided some information:

- The individual who will be doing some of the asphalt work along Highway 92 was approached to prepare a proposal for asphaltting the main drive road from the front gate (to including parking area) to the entrance to Heron Point
- The distance to be covered is approximately one mile. The commercial grade asphalt would be five inches thick. The road would (where possible) be 30 feet wide of which 22 feet would be for cars and eight feet would be for a walking, biking, golf cart path. The road would be striped appropriately.
- The cost of the whole project is approximately \$266,000. There are 158 lots, which mean the assessment per lot would be approximately \$1685.00.
- It would take seven to ten days to complete the project and would have a useful life of up to 20 years (with a resealing occurring halfway through that time).
- Concern over construction deliveries and garbage surface was addressed with recommendation to limit loads.

After some general discussion four votes were taken with the following results:

- Resurface the whole road with no speed bumps: for 0 against 26
- Resurface the entire road with speed bumps: for 10 against 16
- Resurface the first 820 feet (up to the Bucktail road): for 21 against 5
- Resurface the first 1500 feet: for 12 against 14

There was some discussion about sending out ballots; however the residents present indicated that the vote taken at this meeting should stand. The Morningstar representatives on the Summerwood Association board were asked to deliver the votes as tallied at this meeting.

f. General Summerwood Items:

1. Burn pit is for wood only
2. New gravel has been placed on all roads except for the main road
3. Seven days is the limit to store items on public (common) property
4. There was some winter vandalism. Apparently all involved have been identified and action is being taken.
5. Chris MacKnight is finishing up his allowed term on the Summerwood Board; Russ Bayer will be taking his place beginning this fall.

- g. Tree and Grounds Maintenance – May was Morningstar’s month for cleanup. Thanks to the large crowd of helpers who came out on Sunday, May 29<sup>th</sup>.
- h. Fireworks – The date for our annual Fireworks display is July 3, 2005. Jim Crawford took down the names of volunteers to help haul out the items for setup and take them down after the show.

5) Morningstar Business:

- a. The Independence Day Celebration chaired by Evelyn Herbig in 2004 was another huge success. Evelyn is heading up the project again this year and a large number of volunteers have agreed to help. A letter will be coming out detailing the activities, contacts and times. \$10.00 of the assessment is going to this activity.
- b. Some of the garbage bin enclosures need work. Please take a look at yours and see if it needs any maintenance – thanks.
- c. Blue-green algae: The water from our lake was test by the University of Nebraska and there was no indication of any blue-green algae problems. Some General Recommendations from the University of Nebraska – Lincoln for Water Quality Maintenance are:
  - 1. Avoid use of high phosphorus fertilizers on the lawns adjacent to the lake
  - 2. Sweep granular fertilizers from areas where runoff into lake is possible
  - 3. Prohibit grass clippings and leaf litter from entering the lake
  - 4. Prevent the erosion of nutrient-rich soils into the lake
  - 5. Follow strict septic system maintenance schedules
  - 6. limit water skiing to the deepest portions of the lake
  - 7. Avoid over fishing predatory fish such as largemouth bass and catfish
  - 8. Avoid under fishing panfish such as bluegill and crappie
  - 9. Avoid the introduction of “rough fish” such as white perch and carp.
- d. There will be a Boater Safety Course at Lot 17, Willow Bend Lake on June 18, 2005 from 9:00 am to 3:30 pm. Call 308-946-3153 or visit [www.outdoornebraska.org/boating](http://www.outdoornebraska.org/boating) for more information or to register. This event is being sponsored by the Willow Bend Lake Association.
- e. Donn Mann is going to provide Russ Bayer with some information on aerating the lake to help keep it clean and clear.
- f. Please complete the registration form for your boat (if you have not already done so) and turn into Jim Clarke, or send in with your dues.
- g. Annual Morningstar Dues Assessment – Summerwood set the dues per lot at \$200.00 for 2005, in addition, after the meeting the Morningstar Board set our assessment at \$110.00. Therefore, the assessment per lot for 2005 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.

- h. Annual Golf outing – please put on your calendar August 6, 2005 for the annual outing. More information to follow.
- i. No changes were made to the Lake Rules.
- j. A lake roster will be sent out with this mailing. Please correct any errors and let Russ Bayer know so we can update everyone.
- k. A question came up about grasses along the shore line of your beach. A product called copper-sulfate available at Miller Seed in York can be administered along your shore line to prevent the growth. Be careful not to get into main body of lake.

#### 6) Election of Directors

Jim Crawford went off the board this year. Eldon James was reelected to a second three year term (Lot 27) and Darroll Loschens (Lot 9) was elected to the board, both with terms expiring in 2008. The directors are:

Bob Herbig	-	2006	Chris MacKnight	-	2006
Todd Ricenbaw	-	2007	Jim Clarke	-	2007
Eldon James	-	2008	Darroll Loschens	-	2008

The new officers for the 2005 – 2006 term are Jim Clarke – President, Bob Herbig – Vice President. Jim McCabe and Russ Bayer remain the Treasurer and Secretary respectively.

Respectfully submitted.

Russ Bayer  
Secretary