

**Sundance Lake Association  
Annual Meeting  
June 14, 2014  
Lot 23 10:00 a.m.**

- VP Shirley Witte, acting on Darrin Brown's (president) behalf, called the meeting to order.
- Secretary Angela Kiani verified that a quorum was present: 16 households in attendance (Angela Kiani, Don & Shirley Witte, Cheryl & Marty Miller, Steve & Carol Letts, Ron & Carole Dickson, John Lovegrove, Huck & Mavis Rowan, Bonnie Christensen, Ginny Driewer, Steve Dubas, Kathy & Craig Lundstrom, Gert Stromberg, Lisa Allen, Dick & Gwen Brouillette, Jerry & Chad Gondringer, Karen Kayton, Tadd Barrow)
  - Members introduced themselves
- Approval of the minutes
  - 2013 Annual Meeting Minutes had been previously distributed to members for their review. Angela Kiani asked if there were any questions or changes to the minutes. Paul Dravitzki had a correction to the minutes. The correction was: the discussed tube to be changed was between Sundance Lake and the Platte River not Sundance Lake and Bucktail Lake. A motion was called for a vote and a vote was taken on the minutes and the 2013 minutes were unanimously approved with the mentioned correction.
  - Notes from the 9-15-13 Special Meeting were previously distributed to members for their review. A motion was brought to the floor for the vote on the minutes and they were approved as submitted.
- Treasurer's Report by John Lovegrove :
  - See attached for Treasurer's Report. Items of note below.
  - In the General Fund report: under expenses, summerwood returned some excess dollars from previous year
  - Old mosquito bill spray that got lost in shuffle—paid now
  - Insurance policies—no increase in cost
  - Separated the drain tube and culvert expense
  - Sundance legal fees are just for the general lake does not include the lot purchase
  - Balance of \$20,602 which is our largest carryover. Balances are fine.
- Committee Reports
  - Summerwood: Ginny Driewer reporting.
    - o Bob Norvell retired and Dennis and Lanna Walker have replaced him
    - o Todd Church was hired as security officer for 4x per year
    - o Summerwood functions of safety officer and Summerwood rules were distributed (see attached)
    - o Discussion ensued about if security officer was here on 4<sup>th</sup> of July and that there were several violations of kids driving vehicles that were not caught. It was advised that if no security officer is present and you see a child driving, you should escort kid back to their lot and let the parents know

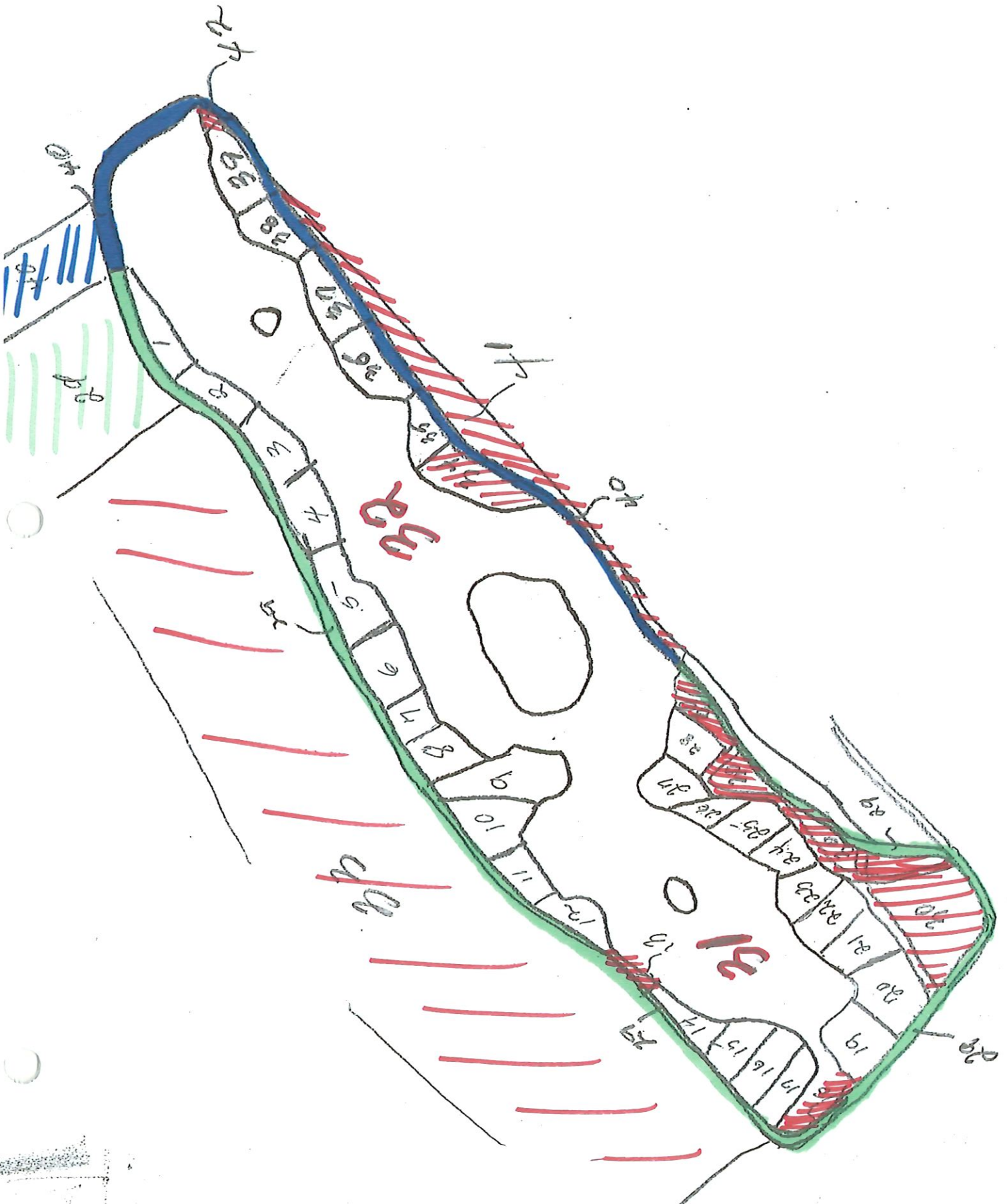
- If the security guard sees a problem, you will get a warning and then a citation
- Discussion occurred of what would happen if there is a confrontation beyond the scope of the security officer—the police would be called. The security officer gives us a proactive stance.
- Safety Committee: Lisa Allen and Karen Kayton
  - Karen Kayton: Jet skis—talked to a Sea Doo representative—was informed that ccs is not a valid measure anymore, because there are 4 stroke engines now. Sundance Rules are antiquated. Horsepower is what matter. 130 vs. 200 horsepower will not make a difference in wake or to our lots; the key is 35 miles per hour maximum speed limit. A guardian can be placed on your jet ski to limit the speed. Educate your guests about no donuts (360s) and no racing. Turn in your proof of insurance and registration to John Lovegrove; he is missing quite a few. Members must have your boats and watercrafts insured.
  - Inflatable skis for young children are allowed but should be used as per the manufacturer's instructions say. They can't be tied onto boat.
  - Lisa Allen: Inform your guests about rules
  - Boats: max boat speeds reviewed (35 mph) our rules are pretty average for types of boats allowed. Size of boat does not affect wake size it is how you drive your boat. The motor should be all the way down in order to create smallest wake. Also it is safer if your motor is all the way down because the nose won't stick up as much.
  - Discussion occurred as to whether we should change rules on boats and jet skis to only monitor the speed or to be less restrictive. Are old rules antiquated?
  - Report any violations of kids to lot owners. A lot of golf carts don't have numbers on them. All boats, jet skis and golf carts must have S and Lot # on them. Speed limit on roads of 15 mph.
  - Ginny Driewer says that the security officer mentioned that numbers are not on golf carts—Will be checking whether numbers are on boats and golf carts—with hand out of new rules, read them and make sure you are in compliance
- Fishing: Ron Dickson—fishing going well, lots of variety, stocked walleye, wipers, croppy, white bass, etc. Before you keep a fish, make sure it meets a size limit
- Architectural Committee—Lisa Allen, (Steve Letts, Steve Herman) Home Owner Application for Architectural Approval form distributed to show what request should look like (see attached), needs lots of detail, once submitted approval or denial attempted within 14 days. Need to keep approval and requests on file. Will help to cover association legally—Don Witte says when going through rules he included covenants and restrictions when it comes to building and architectural matters—arch. Committee needs to be aware of this “if the arch committee has not responded within 20 days (no response) then it is an automatic approval” per rules. Lengthy explanation of this in rules/bylaws. Goal to respond in 7 days.
- Noxious Weeds: Carole Dickson reports. Jim Carlson (present) is the weed superintendent for Polk County; Carlson discussed phragmites. Platte weed management area (11 counties from Columbus to Lexington) was set up to help with noxious weeds in rivers. Airboats will

spray for phragmite in the Platte next week unless the wind is bad. Product called arsenal will be used—water approved. Carlson explained that a cost sharing program exists for off channel work. Jim has the necessary permits, we can get the chemical for free: Rodeo---40 gallons of chemical to be distributed—later on in August—south Platte has problem with noxious weeds—Paul can spray his own property—just needed for rivers not our lakes—

- Chris Sonderup—road report, missing concrete rock
- Welcome committee: Carol Dickson—Jacox cabin sold, Craig and Lori Beebe from Stromsberg are new owners
- Unfinished business: Don Witte
  - o Everyone received a packet in the mail with a proxy ballot. The Declaration for Sundance Lake Association was passed in 2010, but the correct form for filing had not been accomplished; therefore a ballot was sent to each lot owner requiring their notarized signature and vote. The proxy ballot directed the Secretary of the Association to vote on 2 issues:
    - 1) to add addition of property to the common areas 2) to amend the re-instated Declaration and pass it as amended.
  - o Therefore a motion was made to amend the reinstated Declaration to include Lot 33 and 34 in the Commons Areas by Angela Kiani and seconded by Bonnie Christiansen. This was passed with the Secretary casting the proxy votes.
- Accretion Land purchased by Sundance: see back of treasury report: simple explanation of cost—donation completely covered purchase of lot, any fees, credit on property tax was due to not being a full year—balance \$6180, shown in general fund. Darrin Brown, president received deed and title and insurance policy.
- Review of Rules update (see attached) —Shirley Witte—passed out rules to all, brought rules in compliance with our governing documents and stated beside each of these where rule change originated. Passed out to all homeowners.
  - o page 1 under general area it states that bb guns and pellet guns are banned
  - o page 2 building requirements: see declaration for full explanation of building rules
  - o page 3 recreational vehicles —Summerwood rules prevail on road. Summerwood rules are listed in back of new directory that was just handed out
  - o page 4, item 9: explains what happens if you break a rule---this conforms to declaration
  - o item 12 is the boat and jet skis power rules—come back to discussion on this later
  - o Item 14 page 5, unlawful to drive jetski between sunset and sunrise
  - o Law passed in 1997, LB 667, states that a non-public lake association may be more restrictive than the state boating guide—an example is the hours for lake boating on Item 14—Sundance Lake rules show are more restrictive than state boating guide rules (At Sundance, 9:30 am-sundown is the only time you may boat with a wake)

- Rule 19—board of directors addressed at last board meeting—items that can be towed and how they should be towed, etc., part of this is addressed with addendum on May 16, 1997, no non-steerable inflatable devices are allowed. BOD has authority to make rule allowing trainer inflatable skis because they can be controlled by not tying inflatable to boat Article 8, section 1a
- Discussion on jet skis and boats:
  - Length 18' feet for inboard
  - What is ok for horsepower for this size of boat? (Mariposa, a new lake development, went with 165 hp). On jetskis: should we no longer restrict power
  - Angela Kiani motioned that Jetskis (personal watercrafts) should no longer have a horsepower limit. Carol Letts seconded, discussion, limit operation to speed on lake : vote passes
  - Don Witte moves to increase horsepower on boats but not to change length requirements or anything else. Don Witte motions that horsepower limit on boats should be changed to 165 hp. Steve Letts seconds. Vote passes
  - Boats that are not registered with Sundance Lake must have prior authority by BOD to be brought into Lake.
- Summerwood Easement Lot 33 & Lot 30 : Don Witte, distributes hand out (see attached)
  - Lot 33 is under the jurisdiction of Summerwood (Nov. 20 13 this was discovered) need to decide if we want to challenge the jurisdiction with Summerwood
  - Reviewing current Sundance commons areas
    - Sundance owns all commons areas
    - Maintenance agreement signed in 2004, filed 5-07, spells out what part of each lake Summerwood is in control of.
    - Sundance controls 29, 30, lot 40---lot 29 is not part of summerwood (it is a road) this may have been a mistake. Do we want to suggest a trade of 29 (roadway only) for 33? Rectify error as a goal. Also clarify what in lot 30 should be in control of Summerwood: road. Paul Dravitzki motioned for Don Witte continue to investigate and get this accomplished Steve Letts seconds, vote approved.
- Heron Point has made a request to Bonnie Christensen to split the cost of a double row of trees between Heron Point and Sundance in place of the current fence. The fence is on Sundance common property. Vic Lee, a Heron Point resident, (represents himself, unknown if the request is coming from Heron Point or Vic Lee) wants to put 42 trees, type unknown, part clean deciduous and other different types of evergreen trees. The reason for this is to beautify the property and help with blowing of sand. Vic Lee said they would take care of watering and the total project is \$8400 and want ½ the money from us. It was discussed that the trees may cause issues with snow drifting and several other issues were raised. It was decided that no action would be taken on this issue by the Sundance membership.

- Elections of new Sundance Board Members:
  - Current Board:
    - o Darrin Brown, President—still within term
    - o Shirley Witte, Vice President—still within term
    - o Angela Kiani, Secretary, term expired
    - o Keith Spohn; term expired
    - o Carole Dickson, still within term
    - o Greg Zabka, still within term
  - Angela Kiani nominated to serve another term
  - Tadd Barrow nominated to serve
  - A vote of the membership elects Kiani and Barrow to the board
  - Summerwood board members to represent Sundance are: Ginny Driewer and Paul Dravitzki
- John Lovegrove: Association Dues:
  - Summerwood Dues remain the same
  - No large outstanding bills
  - John suggested to reduce dues to \$400 due to largest balance on record
  - Motion made and seconded, vote passes
- Announcements:
  - Road is washing out between Sundance and Bucktail—Bonnie Christensen says it is going to be fixed by putting rocks or filler in low areas soon
  - Official books of record have been located by Don Witte, now in his possession, bring up to date, and then Angela will bring secretary book up to date using books Don has—may be kept in a safety box going forward
  - Fireworks June 5<sup>th</sup>
  - Email from Russ Bayer about boat safety class availability
  - Carol Dickson wants to address highway 92 issue—At Polk turn-off: two cliffs do not have guard rails—there are no plans to put up guardrails; county said it is designed so that we don't need guard rails. Please call and voice your concern: Call Dept. of roads and request guard rails 308-385-6265, ask for Wes Walgren.
  - Ginny Driewer mentions to take precaution where Heron Point and Sundance roads meet: dangerous blind spots, at end of blacktop
  - On golf carts, need 3" letters to mark lot #
  - Karen Kayton suggests 5<sup>th</sup> of July boat parade and awards
  - Trees on lot 30, Chris Sonderup has/will cut down to make area more attractive
  - Remind people of no wake zone
  - When a child skier drops, pick up skier right then, no need to do full island circle (in order to protect child)
- Paul Dravitzki motions to adjourn meeting, Bonnie Christensen seconds. Meeting adjourned.



**SUNDANCE LAKE TREASURER'S REPORT**  
5-15-13 through 5-14-14

Checking Acct. Balance 5-14-13	\$ 18,962.63
Total	\$ 18,962.63

**INCOME**

Dues	\$15,500.00
Checking Acct. interest	\$23.95
Garbage	<u>\$2,040.00</u>
Total Income	<b>\$17,563.95</b>

**EXPENSES**

Summerwood Dues (2013)	\$6,200.00
Summerwood Dues returned (2012)	( <u>\$1,550.00</u> )
Mosquitoes spray bill (2012)	\$486.00
Garbage Fees	\$1,490.00
Merrick Co. Property taxes	\$851.43
Liability Insurance	\$740.00
D & O Insurance	\$975.00
Treasurer Bond	\$100.00
Office & Postage	\$131.39
Sundance Legal Fees	\$1,829.50
Road rock	\$253.85
Lower drain tube & culvert cover	\$1,736.43
Road dragging, Tree Trimming & mowing	\$2,240.00
Stocking Lake	<u>\$502.50</u>
Total Expenses	<b>\$15,986.10</b>

Checking Acct. Balance 5-14-2013	\$ 20,602.28
Total	\$ 20,602.28

**Past Balances at Annual Meetings**

"98"	\$8,188.58
"99"	\$9,213.80
"00"	\$13,165.68
"01"	\$9,444.45
"02"	\$8,789.71
"03"	\$9,357.60
"04"	\$8,311.37
"05"	\$7,059.19
"06"	\$9,156.92
"07"	\$10,955.81
"08"	\$11,339.27
"09"	\$13,549.09
"10"	\$15,375.94
"11"	\$18,512.70
"12"	\$16,598.43
"13"	\$18,962.63

12 lots - 6 Month Trash Service  
11 lots - 12 Month Trash Service

**John Lovegrove Treasurer**

Lot # 33 Purchase

Donations	\$ 39,250.00
Purchase Price	\$ (38,000.00)
Closing fee	\$ (150.00)
Recording fee	\$ (16.00)
Prorated property taxes credit	\$ 72.80
Legal fees on purchase	\$ (1,095.00)
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Balance left in General Fund	\$ 61.80