



Sundance Lake

HOA Annual Meeting

Saturday, May 24, 2025

Ed Dubas Lot #19 at 10:00 am

Signed in: Lot 1 Paul Dravitzki, Lot 3 Steve Dubas, Lot 5 Steve Hermann, Lot 7 Bonnie Christensen and Chris Sonderup, Lot 8 Keith Spohn, Lot 9 (Proxy) Mark and Nannette Witte, Lot 11 Tim Kayton and Karen Kayton, Lot 14 Shari Sundberg, Lot 15 Darrin and Leah Brown, Lot 15 (Proxy) Bob Moyer, Lot 19 Ed and Kendra Dubas, Lot 21 (Proxy Greg and Dixie Zabka), Lot 22 Jim and Kate Evers, Lot 23 (Proxy) Angela and Cy Kiani, Lot 24 (Proxy) Steve and Carol Letts, Lot 27 Chris and Kiki Fasbender, Lot 28 Brian Fox, Lot 35 Dennis and Julie Jarecke, Lot 35 (Proxy) Fr Tom Brouillette, Lot 37 Janet and Ken Ostdiek, Lot 38 Craig Beebe, Lot 39 Kathy and Craig Lundstrom.

Steve Hermann led the group in prayer

Minutes

Call to Order at 10:14 am by Ed Dubas

Introductions – Lake resident and cabin #

Minutes of last regular meeting were emailed out and the board meeting minutes read by Kiki Fasbender. No changes or corrections. Chris Fasbender moved to accept the minutes, and it was second by Brian Fox. Motion passed.

Kiki let HOA know they could find 10+ years of Sundance meeting information is available on Summerwood website under Communities/Sundance/Meeting Information:

- <https://www.summerwoodresort.com>

Treasurer's Report – given by Ed Dubas. The current total in our checking account is \$4,088.90. Sundance owners who paid dues of \$750 were thanked as well as those who opted for the \$175 herbicide lake spray who paid. All members of HOA are encouraged to get Ed Dubas their dues not later than July 1. A motion to approve the report was given by Bonnie Christensen, second by Darrin Brown. Motion passed

## Committee Reports:

1. Zebra Mussels/Asian Clams – Craig Beebe reminded members that the biggest concern is contractors and their equipment bringing in zebra mussels/Asian clams. Please be aware and watch who is on our lake. Also, one week from Tuesday, Rob from NE Lakes will begin to spray weeds.

2. Safety Committee – Brian Fox reminded group that there are to be no more than 3 speed boats on the lake at a time. Each boat owner is urged to take turns when the lake is busy. Pontoons are to move to the outside when people are skiing. He reminded to get insurance in to Kiki Fasbender and to put stickers on Sundance boats.

Also, a reminder that there are boat classes available to those 14 yrs and older.

Brian shared that life belts are not acceptable and to wear coast guard approved life jackets. Lifebelts are not acceptable when skiing or on jet skis.

Brian shared that the padlock at the boat dock has been broken. He's looking into new lock that will match our current keys. Craig asked if we could look into buying 2 padlocks. Brian is researching place in GI and possibly Lincoln.

3. Architectural Committee – Steve Hermann reminded the group that anything from buildings to boat docks to shore stations need to be reported to the committee. Drawings on napkins are not acceptable.

4. Fish Report and Lake Water Quality – Craig Lundstrom reported 150 Walleye, Wipers, and Crape around \$1500 were stocked. Take little bass out whenever possible.

5. Roads – Chris Sondrup said roads aren't too bad until it rains. Ed and HOA shared their appreciation for all Chris does to maintain the roads each year.

6. Welcome Committee – Kathy Lundstrom reported that there are no new owners on the lake.

7. Spraying of Phragmites – Paul Dravitzki shared that spraying was done by drone and he will do it again this year. Dennis Jarecke shared that Dean Hartwig lines up spray for Merrick County and makes sure chemicals are safe for lake. Paul said the spray has been free in previous years.

Old Business – No old business was discussed.

New Business

Ed Dubas mentioned that as of June 2, our current limited liability will end. Trenton Nienhueser with Cornerstone in York is researching policies. \$1500 is what we've spent in the past. He mentioned, in the meantime, that officers are covered under another policy.

Steve Herman mentioned that he has a 12x12 red square on his seawall to help our lake determine when the water is too high and we need to put the "No Wake" signs up. Kent is working on signs if any other homeowners would like to put them up.

Janet Ostdiek asked for referrals for shore station tops/bikini's and the group mentioned Custom Upholstery out of Central City (Johnny Griffith 308.550.2838) and Herks Welding out of Central City (308.946.3761).

1. Summerwood Report – Karen Kayton shared that they were updating the gate code today to # [REDACTED]. There are manual gate keys available for \$25 and see Russ Bayer to purchase. She shared that grasses taken to the Scott Watts collection area are to be pushed as far back as possible. Karen also shared that the high capacity well was completed and very well done for the Summerwood community. In addition, the Summerwood Board wanted to remind all lake homeowners that golf carts must be licensed and marked per the lake in order to be driven. Drivers must be 16 yrs old.

## 2. Election of Summerwood Representative

a) Karen Kayton\* – 3rd year on 2nd term (Term ends August 31, 2025) \*

Karen Kayton made a motion to nominate Dennis Jarecke to replace her and it was seconded by Steve Dubas. Motion passed

b) Angela Kiani – 2nd year on 1st term (Term ends August 31, 2026)

## 3. Sundance Board of Directors – 6-year max term

a) Ed Dubas, President – 3rd year on 2nd term ends May 24, 2025

b) Steve Hermann, Vice President – 3rd year on 2nd term ends May 24, 2025

c) Kent Adelson – 3rd year on 2nd term ends May 24, 2025

d) Kiki Fasbender, Secretary – 2nd year on 1st term ends May 24, 2025

e) Michelle Kohl, Treasurer – 2nd year on 1st term ends May 24, 2025

f) Brian Fox – 2nd year on 1st term ends May 24, 2025

4. Boat Safety classes required; be sure your family is complying. Must take it if born after December 31, 1985 to operate a motorized watercraft.

5. 4th of July

a. Summerwood Fireworks – Saturday, July 5 (Rain Date Sunday, July 6)

b. Kiani's Fireworks Display – Friday, July 4

Craig Beebe made the motion to adjourn the meeting, Brian Fox second. Motion carried.

Meeting adjourned at 10:47 am.