

LAKE SOCORRO HOME OWNERS ASSOCIATION ANNUAL MEETING

MARCH 23, 2014

Meeting of the Home Owners Association was called to order at 2 P.M. Meeting was held at the Schuyler Golf Club.

The minutes had been sent out to all home owners and a motion to approve them was made by Terry Bloom and 2nd by Phil Christensen.

Treasurers Report was given by John Fredrickson. An ending balance of \$32,409.44 for 2013 was reported.

ARCHITECTURAL REPORT: Mark Arps stated that railing were required on any structure with 3 steps.

New Floodway Map was signed and should be available by April 16th. Contact the city regarding restrictions on property if you are planning on doing something with your home.

LAKE MAINTENANCE REPORT: Phil Christensen said that repair at the West end of lake needs to be done. The next cleanup day is May 3rd. We will be meeting at the front of Arps Shop.

LAKE RULES: John Fredrickson gave the report on Lake Rules. He made several points. 1. Who can operate a boat? 2. Responsibility of home owner to inform his guests about Lake boating rules. 3. All children 12 and under must wear life jackets while in or on the lake. 4. Boating is to be 90 feet from shoreline. Keep the boats and Jet skis as close to the center of the lake as possible, this will help cut down on erosion of shorelines. 5. We must have proof of liability insurance on your boats, Jet skis, ATV and home and lot, if not built on. 6. ATV, BOATS and JETSKIS must be owned by homeowner. NO GUEST CAN BRING IN THEIR OWN EQUIPMENT TO USE. 7. No service equipment boat can be brought in to work on equipment unless given an okay by the Board of Directors.

FISH HABITAT REPORT: Report was given by Clayton Brunt. He held up the print out handed out at the door regarding what fish were purchased, quantity that were bought and price for restocking of the lake. With the huge Fish Kill we had the amount of restocking was much more than we had donations paid in to the Fish Fund. Please help us with giving to the Fish Fund Account. Fish structures have been made and will be placed in the lake. It was recommended that the length for Crappie be a minimum of 12" inches and 15" for Bass. At this time we will not be putting in more sport fish because they will eat the small fish we put in the lake.

BUDGET/ASSESSMENT REPORT: Keith Kroeger gave this report. The septic tank of those homes pumped 2 ½ years ago will be done soon. Probably start sometime in April. This will be taken out of the dues. Dues have not changed from 2013 and will remain for 2014.

OLD BUSINESS: No new information regarding the Survey. Lake Directory is at the printer in Valley.

NEW BUSINESS: Mark Arps will be meeting with Bill Jones of Nebr. Natural Resources regarding the Floodway.

FIREWORKS: The fireworks show will be July 5, 2014. Luke Flowerday said that he and his brother are licensed pyrotech's. They offered to the homeowners their services at no cost except for the purchase of fireworks. They will look into getting insured since they have not been. They said that they will report back by the meeting in April.

TREE PLANTINGS: A discussion regarding, the possibility of more tree planting would be taking place. Keith said that there needed to be a list of home owners that would be willing to keep them watered. It is to be an extremely dry year.

TURNING OVER COMMON AREA: Mike Rierden, Attorney, said that Mike Arps needs to have a Meets & Bounds done for a legal description, a title search for liens, before this can go any further. Bernie Divis asked if the septic system is corrected. Keith said that we have received the final draft from DEQ which confirmed the concerns we had last year, are all okay and we have had Mainelli and Associates do the inspection and it was passed. Mike Arps will keep 7 acres. This includes the shop and areas east of shop. He said he is not going to join the association, but will give gravel from the highway to the shop. It will be Mike Arps expense to have the title and survey done. A motion to approve the Commons grounds was made by Dori Kroeger and 2nd by Bernie Divis. A vote was taken and the vote was unanimous, subject to receiving the survey and title search requirements.

CARP TOURNAMENT: Tom Focht commented on the Carp Tournament to be held weekend of April 25th. There is an entry fee of \$20.00 a team, which consist of 4 people. Sounds like a good time, come join all for a fun weekend.

SCHUYLER GOLF CLUB, Derek Benson, Manager, spoke on behalf of the golf club and all the activities that will be taking place this year. He said they are offering a 2 year membership for the price of 1 year. The club is open for lunch and dinner and will be having a to-go menu. Last Thursday of each month is Stag Night.

NEW COVENANT CHANGES: Mike Rierden, Attorney, is going over some of the changes in the covenants.

Article 4-Section 2... The Board of Directors should be given a dollar amount limit to be spent on a major item expenditure. (\$10,000.00 was used as an example) The amount should be voted on and the amount should be listed in the By-Laws, not in the covenants. Mike Rierden recommended that a By-Law committee be formed to have them setup after Covenants are approved.

Article 5 Section 2a... Owner's Privileges of Enjoyment. Starting at the 5th line, should read suspend such use for a penalty, not exceeding up to 120 days for any infraction of violations or constant, repeated and life threatening safety violations, published by Rules and regulations of the Association or of these Covenants. * line 5 and (Suggested the language to establish due process). The above suggestions were made by Rebekah Sidzyk.

Dave Stamper asks what the Boards plan for rules was going to be. Keith said we need to set up a Rules Committee to form the rules that will be given to the Board of Directors to approve and would like to have it set up today. Luke Flowerday volunteered to head the committee.

Article 6 Section 3 Cross out, on Line 4 all of the sentence after, neighborhood. (Add period)

The Rules Committee will set the time a party must end and the noise level. Keith brought up a suggestion that there should be no loud noise on the lake after 10 p.m. None of the members had a problem with it.

Article 6 Section 12 What is aesthetically pleasing? To be changed to the language attorney provided.

Article 6 Section 24 If homeowner is storing their camper on their property it must be kept behind the front of the house.

Article 8 Section 2 Fines may be assess by the Board of Directors with coordination with Rules Committee.

Article 8 Section 8 A vote was taken regarding Voting Forum. The members voted and there will be no change. Voted on a 2/3 vote totaled 29 votes and 1/3 vote totaled 22 votes.

Article 8 section 10 Boating Regulation, rules which are more restrictive that the State Boating Laws. Courts rule you can't be more restrictive then the state. Keith Kroeger says our special rules are registered. Mike Reirden recommends keeping as is.

The Board will be changing locks and keys to ramp until insurance certificates are received regarding liability on equipment, of homeowners. Cable will be put on each side of gate.

Article 4 Section 2E Liability Insurance for the lake will be going from 2 Million to 3 Million dollar coverage when the lake is turned over. Current cost is \$3,644.14 for policy of 2 Million. Increase to 3 Million will be 750.00 plus \$125.00 plus 3 % approximately, \$900.00 per occurrence. A vote was taken by show of hands. Motion made by Phil Christensen and 2nd by John Murphy to approve.

There was a show of hands to pass the changes gone over by Attorney and discussion of all Articles and Sections in question, regarding the covenants. (A show of hands passed this vote). A motion was made by Nancy Steenbock and 2nd by Blaine Larson to accept.

ELECTION OF THREE NEW BOARD MEMBERS: Keith Kroeger announced that John Fredrickson asked to resign for personal reasons. A motion was made by John Fredrickson, to have Lenora Stuckenschmidt, fill in position for the remaining 1 year, as Secretary/Treasurer. Bernie Divis 2nd the motion.

The nominations for 2 new, three year(3),Board of Director's member's, were made: John Murphy was nominated by Al Smiley and 2nd by Clayton Brunt, Tom Focht was nominated by Clayton Brunt and 2nd by Kerry Hartz and Blaine Larson were nominated by Leona Zegers and 2nd by Mark Arps. A motion to close nomination for new board members was made by Clayton Brunt and 2nd By Nancy Steenbock. A vote was taken and John Murphy and Tom Focht were voted in to replace Phil Christensen and Mark Arps for

the next 3 years. A motion to approve the new Board of Directors voted in was made by John Beacom and 2nd by Bernie Divis.

The 2015 Annual Meeting will be held on the third Sunday of March 2015.

A motion to adjourn annual meeting was made by Terry Bloom and 2nd by Diane Arps.

Respectfully submitted,

John Fredrickson, Secretary/Treasurer

Prepared by:

Lenora Stuckenschmidt, Volunteer Assistant