

Lake Socorro HOA Board Meeting
February 2, 2025
WWW.LAKESOCORRO.COM

The meeting was held at the home of Joe Wisnieski on February 2, 2025 at 10:30 AM. Board members in attendance were David Johnson, Joe Wisnieski, John Trawicki, Lance Johnson, Terry Bloom, Patty Buresh and Angie Brennan, who participated by phone.

- I. The minutes of the previous meeting on 9/22/24 were reviewed and approved. Motion to approve followed by a second and minutes were approved.

II. Treasurer Report:

- A. AK&C \$510.00
- B. Baldo's Lawn Care \$525.00
- C. AK&C \$1,815.00
- D. Ruda Septic \$17,425.00
- E. State Farm General Liability Insurance \$883.00
- F. Premier Pyrotechnics \$6,000.00
- G. State of NE \$21.70
- H. AK&C \$1,705.00
- I. Gopher Express \$1,490.00
- J. AK&C \$435.00
- K. Settje Ag \$1,153.50
- L. AK&C \$5,095.90

Edward Jones

Renewed \$12,000.00 4.15% Matures 1/23/26

Renewed \$10,000.00 4.15% Matures 4/7/25

\$43,000.00 4.35% Matures 3/5/25

\$22,000.00 4.30% Matures 5/1/25

Total Edward Jones last statement \$87,262.69

Terry loaned \$5,000 to LSHOA

Checking account balance of \$732.12

Total funds minus loan \$82,995.81

Motion to withdraw 20k (repay Terry) and reinvest and approved.

III. Committees

Architecture: Lot 4/ Dolezal Approved,
Lot 12/ Benes Approved
Lot 8/ Murphy Approved

Fish: At no cost to the HOA, a business out of Omaha will be working with John Trawicki this spring to remove our overpopulation of Carp from the lake.

Water: Sampling this fall showed healthy groundwater levels, except for one well which showed spikes. We'll continue to monitor levels.

Pellets / SeaClear will be added again in the spring once costs are secured.

Aerators: Maintaining
Trees: Exploring using a pump on the lake to water trees

Please slow down when driving on our roads! Remind your family and friends that our speed limit is 15 mph. Please come to a full stop at the intersection of Island Drive and Lake Socorro Road.

IV. Old Business

Please refer to our website WWW.LAKESOCORRO.COM for updated directory and documents.

No update on Lot 28-29

(From minutes 6/9/24)

Efforts continue to correct our covenants so it is accurate and filed at the courthouse.

Our lawyer, Nicole Seckman Jilek, who is a litigation lawyer at Abrahams Kaslow & Cassman LLP, officially filed a complaint at the Colfax County courthouse. Mike Arps (Arps Gravel & Concrete, INC) was served with a copy on April 26, 2024. There has been a response and request for discovery items on May 24, 2024. The board approved a rebuttal and

Nicole Seckman Jilek filed our response on June 6, 2024. We have provided Nicole with the documentation she requested from previous meetings held between 2013-2015 and 2019-2024. We will continue to provide information to the community on this matter upon request.

(From minutes 9-22-24)

Mike Arps (Arps Gravel & Concrete, INC) has proposed an offer to turn over commons under 3 conditions.

1. Dredging is to be allowed on the west bank for 3 years upon a 90-day notice.
2. The HOA reimburses back taxes on the commons for the past 5 years totaling over \$16,000.
3. His invitees and successors for Subdivision 4 Lot 1 can access the lake.

The board will propose an offer of membership to the HOA, so he has access to the lake but will decline to pay back taxes and decline dredging on the West bank. The board had previously offered an easement to allow dredging the west bank for 3 years and he did not accept the proposal. The board expressed concerns about the West bank in the event of another flooding event.

2/2/25

Our litigation lawyer, AK&C, continues to work with Mike Arps on turning over the commons.

V. New Business

Overall costs continue to increase and so annual dues will go up. Dues will be \$800.00 for the 1st addition and \$850.00 for 2nd and 3rd additions. All dues need to be paid by April, 1 2025

VI. Future Events: **Annual meeting is scheduled for Saturday, March 29, 2025 at 9:00 AM at the Champ/ Schuyler Golf Course. Coffee and rolls will be provided. Please bring dues and insurance information.**

Lake clean up - Saturday, April 26, 2025

Sand Castle contest Memorial weekend - May 24, 2025 (9-11)

Fishing Tournament - May 31, 2025 (8-11)

Fireworks - July 5, 2025

Pontoon Poker Run - August 23, 2025

VII. Next HOA board meeting March 23, 2025 10:30AM at the Buresh home.

Meeting Adjourned

Respectfully submitted,

Patty Buresh / Secretary