

Lake Socorro HOA Board Meeting
September 22, 2024

The meeting was held at the home of Terry Bloom on September 22, 2024 at 10:30 AM. Board members in attendance were David Johnson, John Trawicki, Lance Johnson, Angie Brennan, Terry Bloom, Patty Buresh and Joe Wisnieski participated by phone.

- I. Minutes of the previous meeting on 6/9/24 were reviewed and approved. Motion to approve followed by a second and minutes were approved.

- II. Treasurer Report:
 - A. Mark Arps \$140.54 (New stop signs)
 - B. Baldo's Lawn Care \$4,200.00
 - C. NE. Department of Revenue \$39.00
 - D. Moravec & Associates \$335.00 (Taxes)
 - E. Gopher Express \$2,890.00
 - F. Midwest Labs \$753.58
 - G. Cornhusker Public Power \$300.00
 - H. Mark Horejsi \$300.00 (Mowing Road C)
 - I. Brennan's Lawn Care \$1,296.84 (Lake water treatment pellets)
 - J. Schutt Construction \$1,200.00 (Broken concrete for West bank)
 - K. Terry Bloom \$343.91 (Replace 2 aerators)
 - L. IRS \$287.00
 - M. USLI \$868.00 (Board liability insurance)
 - N. AKC / Attorney \$9,851.90
 - O. AKC/ Attorney \$1,410.00

Checking account balance of \$13,083.55
Reserves Funds balance is \$105,073.38
Motion to approve and second to pass.

Jones CD's \$105,073.38 (over \$5,000.00 interest profit) When renewed we will pull \$15,000.00 to cover expenses. We will continue to watch CD rates and reassess to ensure our investment is profitable.

***Due to increased costs the board will review the budget and determine if dues need to increase for 2025.**

- III. Committees
 - A. Architecture: Lot 30 / continue to review progress
 - B. Fish: Discussion regarding adding Walleye. Due to concerns that they are a predator fish and the need to conserve our budget the board will table the conversation to a later date.
 - C. Water: Based on the results of the sampling our water remains very healthy.
 - D. Aerators: Replaced 2 aerators
 - E. Trees: Need rain please! Thank you for watering.

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

An additional smaller sign has been added to our existing signs. It reads NO TRESPASSING - PRIVATE LAKE in Spanish.

Crushed rock was added to help with drainage on Island Drive Road as well as additional rock in muddy areas on North Shore Dr.

(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.

(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. There is no deadline for this 3 year dredging period to commence.
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 has chosen to decline the offer.

Discovery was served in August on Arps and responses to discovery are expected in the next 30 days.

V. New Business

It was suggested by Albers All Around to ensure all septic lift stations are kept in good working condition stations, to have Ruda pump each lift station so sand and debris that has collected over time be removed. The board approved to have Terry make this request with Ruda.

On August 8, 2024 the HOA received a complaint regarding the maintenance and drainage of North Shore Dr. in front of lots 28 and 29 Third Addition. The board has reviewed the complaint and has engaged Nicole Seckman Jilek for legal representation. The Covenants Article 5 Section 17 states "Property Owners shall allow water to drain down side lot lines to the lake." The owners of lots 28 and 29 attended our meeting via Zoom to discuss their concerns. After a considerable amount of discussion, we were unable to agree on a solution at this time.

VI. Future Events: Annual Meeting tentatively scheduled for Saturday, March 29, 2025 at 9:00 AM.

VII. Next HOA board meeting (if necessary) will be Sunday, November 3, 2024 at 10:30 AM at the Dave Johnson home. The quarterly HOA meeting will be Sunday, January 12, 2025 at 10:30 AM at the Buresh home.

Meeting Adjourned
Respectfully submitted,

Patty Buresh / Secretary