

Lake Socorro HOA Annual Meeting
March 23, 2024
9:00 AM
Schuyler Golf Course

The meeting was called to order by President David Johnson and board members Terry Bloom, John Trawicki, Angie Brennan, Lance Johnson, Joe Wisnieski and Patty Buresh all present.
 HOA quorum in attendance and homeowners introduced themselves sharing their names and lot numbers.

- **Minutes of the previous meeting**
 Motion to approve minutes by Steve Buresh and second Dan Wisnieski and the motion was approved.

- **Treasurer Report - Terry Bloom**

2023 Actual Cost		Lake Socorro Budget 2024	
Septic Pumping	00.00	Septic pumping 2024	\$15,000.00
Utilities	\$300.00		\$500.00
Road Maintenance	\$7,738.24		\$10,000.00
Legal	\$3000.00		\$4,000.00
Lake Insurance	\$1,740.00		\$2,000.00
Lawn Mowing	\$5,775.00		\$5,700.00
Fireworks	\$6,000.00		\$6,000.00
Nebr. Lake Ass.	\$00.00		\$125.00
Taxes	\$290.00		\$400.00
Septic Testing	\$1,153.50		\$1,200.00
Water Sampling	\$752.52		\$1,000.00
Lake Water Treatment	\$9,135.00	3 treatments	\$10,000.00
Aeration Reimbursement	\$1,750.00		\$1,750.00
Miscellaneous	\$256.19		\$300.00
Aerator's repair	\$851.00		\$1100.00
Trees	\$00.00		\$00.00
Website	\$00.00		\$200.00
Total Expense	\$38,741.45	2023 Budget	\$59,275.00
		57 Lots Revenue	\$42,450.00
		Edward Jones \$100,000 invested in CD's estimated value April 2024	\$104,800.00

- **Old Business**

Roads

Plans to relocate part of Island Drive

Plans to rework part of Lake Socorro Road and Aaron's Drive.

Propane Tanks

Please make certain if you have a propane tank above ground the covenants state it needs to be concealed by an approved fence or landscaping. Letters will go out after June 1, 2024 to homeowners who do not have propane tanks fenced or buried.

- **New Business**

Flag - Plans are in progress to bring electricity to the flag pole to illuminate and honor our American flag.

Architecture - Any additions, projects (such as new decks, seawalls or patios) and boat docks must be approved by the board. Before making final plans for home additions or projects please make attempts to come to an understanding and gain approval from the neighbors on either side of your lot. Although we may not always agree on what is a reasonable open communication and compromising with neighbors is respectful and neighborly. If you have an email from your neighbors please forward to any board member and/or work with the board to gain approval.

- Pieper's dock
- Dolezal's dock
- Brennan's dock and home addition
- Daily's home
- Meinke's home

**** Once you break ground your project needs to be completed within a year.**

Northern Natural Gas - The project "West Leg 2024 Expansion" will not impact our area out front at this time.

Lake Association Covenants - Status Update

We have moved to work with Nicole Seckman Jilek with Abrahams, Kaslow, & Cassman LLP based out of Omaha for the next steps to get the commons turned over to the HOA so we can update our covenants.

Committees:

Architecture - Please submit any plans and permits as well as written approval from neighbors on each side. Remember all fuel tanks and appurtenances must be buried beneath the ground level or concealed from view of street by approved fence or hedge.

Fish - Adding 500 3" Largemouth Bass to our lake. Fishing Tournament Saturday, June 8, 2024.

Water - Our water continues to be at healthy levels. Enzymes will be added again this year. Algae treatment, water testing, and maintenance of aerators will continue. Plans to excavate the shallow area entering the South cove this spring.

Trees - Rain please!

Safety - It is the responsibility of each homeowner to advise guests of our lake rules and demand compliance. Read through the current boating rules and stay safe!

Zebra Mussels - Continue to be very mindful of the possible catastrophic effects of the damage caused by Zebra Mussels. Do not allow guests to bring in watercraft of any kind.

ATVs - remind ATV drivers to be safe and respect the 15 mph speed limit.

- **Election of new officers**

Replacement of board members Patty Buresh, John Trawicki and Joe Wisnieski. There were no nominations and a motion from Nancy Steenbach to approve the election of Patty, John and Joe and second by Clayton Brunt was approved. Congratulations all!

- **Future events:**

- *Lake clean up - Saturday, April 27, 2024 (9:00)
- *Sand castle building contest - Saturday, May 25, 2024 (9-11)
- *Fishing Tournament - Saturday, June 8, 2024 (8-11)
- *Fireworks - Fridayday, July 5, 2024 (rain date Sat. July 6)
- *Lake Olympics - Saturday, August 3, 2024 (needing a host)
- *Poker Run - Saturday, August 24, 2024

Annual Dues

HOA yearly dues are \$700.00 for 1st addition if not on the public sewer system and \$750.00 for 2nd and 3rd addition and are due by April 1, 2024.

Motion to adjourn by Stacie Johnson and second by MaryJo Brichacek and the meeting adjourned.

Respectfully submitted,

Patty Buresh
Secretary LSHOA