

Lake Socorro HOA Annual Meeting
May 2, 2021

The meeting was called to order by Al Smiley and board members Terry Bloom, Todd Heavican, Becky Sidzyk, Lance Johnson, Dave Johnson and Patty Buresh all present. HOA quorum in attendance with approximately 70 homeowners present.

Opening Comments - President Al Smiley

Thank you for coming! Our community and friendships continue to grow and our extraordinary efforts after the floods are keeping our lake clean and healthy. Special thanks to the crew that stepped up to do the dirty work and heavy lifting of corn stalks in the freezing water. Thank you to the homeowners (Wisnieski, Trawicki, Svoboda, Heavican) for trapping the stalks and allowing us access to remove the stalks. Your beach suffered! Thanks to those who provided coffee, rolls, food and water. Finally a huge thank you to Christensen, Brichacek, Collins, Pryor and Semerad for the use of your skid loaders, payloaders, tractors and wagon. Your generosity is very much appreciated and having that equipment made all the difference!

THANK YOU!!! THANK YOU!!! THANK YOU!!!

*Clean up day was a huge success. Please continue to keep your property clean and tidy.

*Trailers storage in NW corner is ready for use. Please do not store in your driveway.

*Fireworks will be Friday, July 2, 2021

*Internet Service - Lance Johnson reported Century Link (Lumen) will be adding fiber optics to every resident at the lake within a year. Residents can use this service if they choose.

Treasury Report - Terry Bloom. See budget report mailed to each resident. Extra items budgeted for flood repair. **Dues need to be paid now.** Thank you

Flood Update

West Bank spillway design worked well and is needing some repair after our 2021 flood.

Aaron's Drive will be repaired when the work on County Road C is complete.

Full assessment of 2021 flood repairs in process:

small west bank breach

west bank spillway repair

additional concrete on South end of West Bank

shallow water SouthWest corner South side

water testing plans - continue monitoring water, Muck Tablets and testing 3 times a year

Commons Ground Update / Arps Sand and Gravel Property

Mike Arps owns the commons area and Arps Sand and Gravel Property which is shop/ 7 acres. The common area includes ground East of Pryors and East of Minariks, boat ramp, roads, leach field and the lake. In other words all ground other than lots owned. The common ground should have been turned over to the HOA years ago yet to date efforts continue to gain ownership of these areas.

Mike carries all liability for the common grounds as long as he continues to own it.

Over the years Mike Arps has talked about developing his property and/or selling. Questions regarding if/how the land can be developed are being explored. At one point Mike would sell his property for \$250,000.00 but the board felt his price was unreasonable. The board will consult a local lawyer and realtor to gain answers to these questions. EPA (oil and chemical) and structural concerns were also shared and the board will try to get answers as we move forward.

The HOA has many questions and concerns including how would owning this property benefit HOA and how could someone else buying the property impact us. Other questions voiced were what would be our plans if we purchased the land, cost and payment options, is it zoned accurately, what are our legal options and would those costs outway the benefits, is it buildable land or can it be subdivided?

Mike Arps shared in recent communication that he wants to sell his property and he thinks it's worth \$250,000.00 or more at this time.

Clayton Brunt made a motion to wait to take any action until questions and concerns are answered and more accurate information can be obtained. If Mike Arps comes to us with an asking price or if it goes on the market the board will call a special meeting to vote on next steps. We will also continue to pursue the common ground.

2nd motion by Mary Ann Shonka

It was determined through a roll call vote the motion was passed.

Election of new officers

Replacement of board members Todd Heavican, Becky Sidzyik and Patty Buresh
Nominations were taken and ballots were distributed. The newly elected Board Members are John Trawicki, Joe Wisnieski and Patty Buresh re-elected.

The 2022 lake clean up and annual meeting date will be announced at a later time.

Motion to adjourn

Respectfully submitted,

Patty Buresh
Secretary