

Lake Socorro HOA Annual Meeting
 March 25, 2023
 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.

I. Minutes of the previous meeting

- Motion to approve minutes by John Fredrickson and second Carl Schoettlin and the motion was approved.

II. Treasurer Report - Terry Bloom

2022 Actual Cost	Lake Socorro Budget 2023	
Septic Pumping \$14,025.00	Septic tanks pumped every other year	\$8,000.00
Utilities \$300.00		\$600.00
Maintenance road & lake west bank \$11,364.24		\$10,000.00
Legal \$2233.00		\$1,000.00
Lake Insurance \$1,740.00		\$2,000.00
Lawn Mowing \$2,260.00		\$2,500.00
Fireworks \$4,000.00		\$6,000.00
Nebr. Lake Ass. \$00.00		\$125.00
Taxes \$250.00		\$400.00
Septic Testing \$1,059.00		\$1,200.00
Water Sampling \$1,811.60		\$1,000.00
Lake Water Treatment \$5,580.81	2 treatments	3 treatments \$10,000.00
Aeration Reimbursement \$1,750.00		\$1,750.00
Miscellaneous \$204.00		\$300.00
Aerator's repair \$823.72		\$1100.00
Trees \$2019.52		\$00.00
Website \$199.75		\$200.00
Total Expense \$49,620.64	2023 Budget	\$46,175.00
	57 Lots Revenue	\$42,500.00

III. Old Business

Roads - Crushed concrete added to roads recently provided by Mike Arps. Improvements to Island Drive will take place over the next few weeks.

IV. New Business

Disaster Kits - Mark Arps talked about his efforts to prepare and keep people safe in the event of any future disasters. Mark is part of the Long Term Recovery Group which aids in creating emergency plans for communities after floods or tornado disasters. The group can assist in accessing funds to help people who have damages and loss. Mark is asking for 3 volunteers who can join him in these efforts. Please contact Mark if you are interested in helping.

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.

Lake Association Covenants - Status Update

The Board discussed the inconsistent wording in the covenants. We decided to obtain advice from Attorney Dick Seckman. Upon initial conversation with Dick we found that there are actually 3 separate covenants on file at the courthouse. The copy of covenants that was placed on the webpage dated 2014 was not on file at the courthouse. We believe this was a draft worked on by the past Board members in an effort to combine the 3 covenants into a one lake community. Mr. Seckman agreed the copy from 2014 was a great start. The board worked with Mr. Seckman and settled on a draft dated 12.16.22. It has been presented to Mike Arps and we are still in discussion with him at this time.

The Board took every effort not to modify any of the guts of the 2014 version. It just added some clarity to a few items. The Board will release a Draft version in the near future on the website and plan to have a final copy in front of the Association once we come to agreement with Mike Arps around the wording regarding the common ground. We will then hope the Association members will support the Board and sign the new Covenants at a meeting to be determined at a later date.

For the Covenants to become effective we will need it to be signed by Mike Arps, signed by 66% of 1st subdivision (5 of 7), signed by $\frac{2}{3}$ of the 2nd subdivision (13 of 19), signed by $\frac{2}{3}$ of the 3rd subdivision (22 of 33), and each lot owner will need husband and wife signatures.

- **Committees**

1. 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.

2. Fish - Currently getting quotes to add fish to the lake. Fishing contest Saturday, June 10, 2022.
 3. Water - Samples taken and although phosphates were high it is mostly likely due to the low water level. Our water continues to be at healthy levels. Enzymes will be added 3 times this year and may change based on results. Algae treatment, water testing, and maintenance of aerators will continue.
 4. Trees - The new water tank has made watering much easier. Our area remains in a drought so watering will need to continue. Anyone who would like to help please reach out! Thank you to everyone who helps with watering! Please do not put poison ivy vines in the burn pile. It causes it to spread.
- **SAFETY**
 1. It is the responsibility of each homeowner to advise guests of our lake rules and demand compliance.
 2. 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.
 3. ATVs - remind ATV drivers to be safe and respect the 15 mph speed limit.
 4. Please do not drive ATVs on our septic leach field!! Severe damage could occur and this would cost a lot of money to repair.
 5. Read through the current boating rules and stay safe!

V. Election of new officers

- Replacement of board members Lance Johnson and Terry Bloom.
- There were no nominations so motion from Mark Arps to approve election of Lance and Terry and second by Nancy Steenbock was approved. Congratulations Lance and Terry!

VI. Future events:

- *Lake clean up - Saturday, April 29, 2023 (9:00-12:00)
- *Sand castle building contest - Saturday, May 27, 2023
- *Fishing Tournament - Saturday, June 10, 2023
- *Fireworks - Saturday, July 1, 2023
- *Lake Olympics - Saturday, August, 12, 2023
- *Poker Run - Saturday, September 9, 2023

Motion to adjourn by Carl Schloettlin and second by Clayton Brunt and the meeting adjourned.

Respectfully submitted,

Patty Buresh
Secretary LSHOA