

**HVLA Board Meeting Minutes  
25 August 2010**

**1. Call to Order:** The Meeting was called to order at 7:01 PM

**2. Roll Call:**

Board Members:

President	Gerard Daly	PRESENT	Lot 143
Vice President	Bob Augustus	PRESENT	Lot 108
Secretary	Martin Apprich	PRESENT	Lot 50
Member	Joe Glaser	PRESENT	Lot 120
Treasurer	Troy Fluckey	ABSENT	Lot 116

Committee Members:

		Jeff Evangelisti	PRESENT	Lot 098
	Social Committee	Erin Daly	PRESENT	Lot 108
SID #97 members	Chairman	Mike Ostransky	PRESENT	Lot 47 R1

Residents		Carol Zantjer	PRESENT	Lot 006
		John Christensen	PRESENT	Lot 039
		Dave Wennstedt	PRESENT	Lot 119
		John Otto	PRESENT	Lot 056

**3. Approval of minutes from last meeting:** Gerard stated and Martin concurred that they were unable to transfer a voice file that contained a recording of the HVLA Annual General Membership Meeting that was conducted at 6:00 PM on 16 May 2010. Martin will provide a summarized version using his notes.

**4. Reports to the Board:**

**a. Committee Report - Social Committee Report:** [00:52] Erin Daly provided the Social Committee report. She advised the HVLA Board on the status of Welcome Bags for new residents. She reported that the committee is in the process of completing Welcome Bags for new residents. The committee is tracking eleven new families to the neighborhood and will

deliver those within the next month. Martin Apprich (Secretary) confirmed that he will provide the Social/Welcome Committee with the necessary HVLA Documents (HVLA Articles, Rules and Bylaws, Covenants, Boating and Safety Rules, and the 2010 Nebraska Boating Safety Guide). Any resident knowing of new neighbors in their area should contact a member of the Social Committee. Erin announced that the late Summer Picnic is scheduled for 19 September 2010 in the area of the Tennis Courts starting at 5:00 PM. The Social Committee is looking for four volunteers to assist in set-up. Alternate location in the event of weather will be the Gun Club. A hayrack ride will be scheduled in October. Mike Ostransky (Lot 57 R1) has offered to help. The date is to be determined. A Christmas party is scheduled for 5 December 10 at the Gun Club. The Social Committee is coordinating with Santa's staff for a visit. The social committee recommended that the HVLA Board approve a memorial donation to the Robert Shapland Family (Lot 165). Erin concluded the Social Committee report with a brief report on their budget: They currently have \$399.00 after fundraising and are looking for the HVLA Board to approve a \$500.00 donation (normally an annual donation) from board used for the annual picnic. Gerard made a motion to approve the annual donation to the Social Committee. Bob Augstust seconded the motion. The motion carried with no naves.

**b. Board Report - Treasurer's: [04:21]** Dave Wennstedt (Lot 119) (Dave volunteered to Review/Audit the HVLA Financial Accounts following the Annual Meeting) reported on the current financial status. He stated that the Board had two basic deposits of dues that he had \$17,000 back in March and another for \$4,000 in June. He had to go to the bank in order to get copies of checks to verify who had paid dues. Dave reported on the current status of dues collection. He stated that 25 lots that have not paid. Dave provided the HVLA Board with a listing of residents that have either not paid or the status of the payment is in question. In some cases, residents may have paid, and the payment had not been deposited and the checks had expired and could not be deposited. Dave also reported that some resident had only paid for one lot, when according to the covenants, were required to pay for two lots.

Dave presented a list of issues to the HVLA Board which resulted from his review of the HVLA Board finances. This statement of Issues had two sections 2009/2010 Association Dues and Financial Report. (See copy provided HVLA Board) Additionally, Dave presented the HVLA Board with a sample letter to be used as a mailing to those residents that had not paid current dues assessments. There was some discussion related to dues assessments for dual lots

Dave stated that as of his review, the HVLA financial books are up to date through 30 June 2010. He inquired if the HVLA Board had prepared a budget for the past Fiscal Year Gerard stated that there was no specific budget in place when he became President. As of 1 July 2010, the beginning of the new HVLA Fiscal Year, the accounts state a \$22,000 through June and \$17,000 through July (after fireworks expenses). Dave stated that a Budget for the coming year needs to be produced. He also reported on the status of fireworks payments. He reported that HVLA had received \$2,500 in donations for the fireworks for the past year. Gerard expressed thanks to Dave for working the status of our accounts and getting them up to date. Dave offered to continue maintaining the status of the accounts, reiterating his concern that a formal budget needs to be developed. He offered to assist in its preparation. Key concerns at this time are the unpaid dues, determination the amount of the new dues amount and mailing, and



reference to the board regarding copyright laws and construction documents. Discussion ensued regarding property owner versus the original owner. Refer the matter to attorneys for a proper legal review of the matter. [35:18]

[18:03] John raised other business. He stated that there are incorrect distance measurements distance markers on the HVLA directory map. Distances between points 10-13 will need to be corrected. John offered to measure the distances and will report that information back to the board.

[18:58] John also inquired of the Board the process to bring petitioned issues to the Board. Specifically, requests to amend by-laws and/or covenants. John is circulating to all residents, a petition related to aeration on the lake (bubbling devices. (no facts about 70% of the residence, just an emotional statement) John requested information on the process to bring petitioned matters before the HVLA Board. Discussion ensued on the process for bringing matters before the HVLA Board regarding Covenants and imposing new restrictions. He voiced his concern related to safety issues with the bubbling devices. John verbally presented matters related to safety and use of the lake. Discussion ensued over the procedure to change matters, board agreed to research the process for bringing matters before the board. John briefly also raised the issue of geese population around the lake. Discussion on how these matters are enforced. Gerard will provide John with a copy of the procedures necessary to his matters before the board. [29:50]

**d. Committee Report - Lake Quality Committee: No Report.**

**e. Board Report – SID -** There was no formal report from the Sanitary Improvement District. Mike Ostransky, present at this meeting, presented some information as he is President of the SID Board. (See **Other Business** comments below)

**6. Old Business:**

a. [01:26:45] Bob Augustus inquired about the status the repair to the existing flagpole. Gerard stated that the work was scheduled for this week and that he will follow-up. [1:27:39]

**7. New Business.**

a. [18:03] John raised other business. Incorrect distance measurements distance markers on the HVLA directory map. 10-13 will need to be corrected. John offered to measure the distances and will report that information back to the board.

**b. Fish Stocking.** [1:27:42] Dave Wennstedt (Lot 119) posed a question to the Board regarding fish stocking of the lake. He stated that over 10,000 fish had been stocked over the last 4 years; 3,000 wall-eye. He indicated an interest in being involved in the stocking decisions, as well as several other residents that fish. He stated that the Board currently pays \$2,500 on a annual basis and they would like to have some input on stocking decisions. Joe Glaser presented

a brochure from a non-profit organization named "Recycle Fish." He stated that it contains some good information regarding lake ecology and might be beneficial to include in the newsletter. Recommendation to establish a fish committee was proposed. [1:29:33]

**c. Neighborhood Crime Watch Program.** [1:29:40] Martin Apprich reported that due to a recent trend of crime in the neighborhood, he had contacted the Sarpy County Sheriff's Department this past week. In speaking with LT Shukis, he determined that HVLA currently does not have an active Neighborhood Watch Program. He will continue to work with Sarpy County to establish such a program within the neighborhood and will report progress back to the Board. [1:33:19]

## **8. Other Business.**

**a. SID.** [35:39] Mike Ostransky (Lot 47 R1), President of the SID) presented matters regarding the SID budget and debt management issues. SID has two funds paying off the bonds, transferring levy to another fund to reduce interest payments. Mike reiterated the importance of voting and getting ballots in by Tuesday, 14 Sep 10. Mike also reported on upgrades and maintenance to SID facilities. He stated that the SID had replaced wheels and added aerators, which are more efficient and cost less to operate. The wheel houses were painted some buildings had been fixed-up. Additionally, the SID had several fire hydrants painted. Stated that much thanks is owed to Bob Shaffer who donated time and paint to do the buildings and fire hydrants. 12 out of 25 still need to be re-furbished (working on about 4 per year). Short discussion on the color-coding of hydrants ensued.

Gerard asked if there was any status on the offer from City of Papillion, Mike stated that the City has no desire to participate in the city water system. Mike stated that the city doesn't want anything to do with a deal with the SID, i.e. with HVLA on water other than City Rates (which would be nearly 3 times what we pay now). Gerard mentioned that the Mayor of Papillion had asked him to ask the SID.

[43:41] Mike opened a discussion on the Zebra mussel and open tube into the river. Gerard stated that Zebra Mussel signage will be posted that as requested by the SID. Mike stated that Tom Rasmussen, engineer, has been working with Bill Allen, regarding the gate. The concern is that the Zebra Mussel will continue to come through the gate regardless of any modification as they will still come in through the sand. Mike stated that the SID Board is trying to bring debt down and work on the gate could cost from \$50,000 to \$100,000. Mike stated that there is a letter coming to the HVLA Board regarding current status of engineering matters regarding the lake water management. [49:13] Gerard asked Mike about weeds and cutting. Mike stated that originally, the SID was mowing once each year, then changed to 3 and then to four then 5 times. Gerard asked for a wider path, if possible. Mike stated that the HVLA Board should contact Judy Jacobsen (Lot 130) who works with the mower. Just send her an email regarding concerns and specific requests. [50:20]

**b. Resident Beach Project.** [50:21] Gerard introduced and discussed upgrades to the residents beach started Last Saturday (21 August 2010) and will be back this week.. Scraping weeds to the channel, make the beach wider and grading, and improving the sand base. Sand

was added to the volleyball court area. Sand was brought in to fill in some areas. Additionally, discussion regarding improvements to the public areas will include a proposed pavilion and a playground area. Ginger Apprich (Lot 50) is currently working grant research to cover some of the expenses involved in these upgrades to the public areas. Additionally, if funds were available for a trail and walk path area around the lake, specifically around the dike. Mike Ostransky from the SID mentioned that at one time the SID had considered including these as part of a larger project to pave the streets in the community. The paths would want to be 6 feet wide and could be part of a larger street paving project. All agreed that traffic around the lake has increased, specifically, additional activity on the trail, and in some cases many areas have been broken. Signs will be posted “For lake Resident Use Only. ATV traffic is not allowed. Gerard reported having seen traffic in recent weeks. [56:00]

**c. Signage and Flags.** [56:05] Gerard reported that signs have been ordered and will be installed on the trail indicating for “Resident use only” and not for the general public. Additionally, 4-wheelers and ATV’s are not allowed on the trails. HVL A Board will also be replacing the Boating Rules Sign at the ramp and the new flag pole has been installed. 3 flags RED-No Boating, YELLOW-No wake, and GREEN-open boating. The flags will be flown on that pole, as well as postings on the entrance marquee appropriate to the boating conditions. Additionally, Aquatic Hitch-hikers signs (Zebra Mussels) will also be posted in the vicinity of the boat ramp. [58:03]

**d. Improvements to Community Areas:** [58:27] John Otto (Lot 056) Inquired about the progress of Redoing the volleyball court Gerard stated that he had some bids and some discussion ensued regarding parks, tennis courts, and recreation areas. John recommended turning the existing tennis into another volleyball court, since it constantly requires repair. There was a planned for renovation last year but there was no follow-through. There was discussion on the condition of ground related to improvements, recommendation to have an engineer study grounds to ensure feasibility of improvements. Discussion included improvements to the resident boat storage lot. There have been reports of vandals/non-residents running around the storage area and the residents beach area. Discussion ensued regarding additional fees assessed to resident to help pay for improvements to improve the area by either assessing an annual fee for usage or developing a program where residents can purchase spots in the storage lots [1:08:19].

**e. High Water Level.** [1:08:20] John Otto also inquired on the definition of high water. Mike Ostransky from the SID offered that the SID has a plan to install a water gauge (stick) to help measure water levels in the lake, from their perspective, to monitor flood conditions and flood issues over by the outlet area. What is the level? Discussion ensued with many having differing opinions regarding what defines high water. John described the “strip” at the gate area Bob mentioned that just because the water was AT or ABOVE strip that it may not reflect the true state of water on the lake (i.e. with ripples, waves, etc) A true measurement off to the side outside of the down-flow would be more accurate. Discussion regarding a common reference (John: 15” below the walkway) ensued. The Board was getting differing opinions on the mark,

and there was no record on the establishment of such a mark. The Board agreed that there is some variance in the normal state of water in the lake. As such, some variance must be allowed based movement of the water in the lake. The Board also agreed that a new High Water Reference mark should be in proximity to the flag pole, and a written policy or procedure needs to be in place to alleviate future concerns. Discussion regarding excavation of the drain channel. Board will look into clearing out the accumulated silt and sand in the channel. [01:26:38]

**f. Minutes and Website:** [1:33:23] Discussion regarding posting of the minutes as well as updating on the HVLA Website. The HVLA Board will look at additional options in order to better communicate information to residents. [1:35:00]

**9. Motion to Adjourn was made at 8:39.** Gerard will send out a notice to Board Members regarding the next schedule HVLA Board Meeting in September.