

Minutes
Block 27 Lake Lot Owners Association Meeting
July 26, 2009

Directors Present: Mick Buscher, Tom O'Hara, Bob Sudduth and Steve Kessler.

Others: Forty-five lots were represented at the meeting either in person or by proxy allowing for a legal quorum of over 50%.

President Buscher called the meeting to order at 4:20PM.

Mr. O'Hara, Treasurer, presented the annual financial and budget report (**See Attachment 1**).

Mr. Kessler reported on our new sailboatlake.com web site, giving thanks to Association member Mr. Jerry Andersen for its development. All in the meeting indicated they were aware of its existence. Members are encouraged to visit the site frequently for up-to-date information concerning LLOA news and information. The Board solicits input to the site from the members and also to provide suggestions for changes and/or improvements.

Mr. Kessler presented a Flood Zone Update. Previously sent emails and postings to the website were mentioned. The result at this date is that we are no longer considered to be in a flood plain. Member Janet McCartney volunteered to try and get something in writing verifying that.

Mr. Kessler reported on the condition of the lake well. The following points were presented:

- Air bubbles noted after the pump has been on for a week or so.
- Has not had any maintenance since it was pulled and cleaned in 2003 by NP Dodge.
- Rene Nelson (Urban Utilities) checked it out at Board request and reported that it has problems – probably the intake screen partially block.
- Will also require some other repairs/updates.
- Rene contacted Layne-Western, the preferred SID well contractor, and they submitted a bid for a minimum of \$6,450 to pull and clean. Price goes up as parts are inspected. (**See Attachment 2**)
- The Board will solicit additional bids but not before 2010.
- According to Rene a new cased well would cost upwards to \$50k.
- Discussion on a member proposal to use SID well house #2 not currently used. This will be pursued by the Board with the SID at a later date when the SID test well is functional.

Mr. Sudduth reported on the two successful applications of algaecide to the lake and shoreline. All algaecide has been consumed for this year; however, more will be purchased in the spring of next year.

Mr. Sudduth reported on the common grounds improvements, erosion stabilization and some rezoning of Block 27 property:

- Mature trees were planted in several of the commons areas as follows:
 - Two Honey Locusts and one Maple on outlot C4R at Island Drive
 - Three Blue Spruce between Shoreline Cir and Lakeside Cir
 - Two Blue Spruce and one Honey Locust between Watersedge Cir and Bay Cir
 - Two Blue Spruce and one Honey Locust between Lakeview Cir and Fountain Cir.One Blue Spruce located between Lakeview and Fountain Circles is dying and will be replaced in the fall at no charge.
- A severe drainage problem was corrected by the SID in the cove area between Lakeview and Bay Circles. The SID will consider dredging the cove once the repair work has been verified to have been effective.
- Mowing contract has been satisfactory and cost effective.
- Commercial Lot 3CR (east of the Bay Hills club house), with approval from the SID and the Cass County zoning office, was rezoned into three residential lots. The lots are automatically included in the LLOA as they are in Block 27. There are now a total of 84 lots in the LLOA.

Mr. Kessler presented an update on Beaver control. Three were trapped in March 2009. They were trapped during the first week of the effort. None were trapped in the following three week effort. Two have already been spotted this summer. The Board will consider utilizing the same trapper to remove same during the hunting season Jan-Mar 2010.

Mr. Sudduth reported on lake fish stocking. There were 200 6" crappie and 2000 2-4" bluegills. Essentially, these are "feeder" fish necessary for an ecological balance.

Mr. Kessler gave a report on the Architectural Control Committee. Twelve landscape change requests, including plans for one new residence were reviewed and approved since September 2008. Another volunteer for this committee would be appreciated.

The following items were discussed in general:

- Dues. Due to expected expenses concerning lake well repair and other unforeseen expenses the Board recommended retaining the dues of \$300 per year per lot. A two-payment plan was briefly discussed.
- Mr. Randleman asked that a LLOA no trespassing sign be placed above the cove divided by Fountain Circle and Lakeview Circle. There is still one sign and post available and it will be installed at that location.
- Mr. Buscher asked that those with power boats watch their speed. All lake users must be aware of all rules and safety policies applicable to boating. Use of inflation devices for young passengers is encouraged.

An election was conducted to appoint two members to the Board for a 3-year term. Three members ran for the positions. Tom O'Hara ran for and won re-election. Ray Herek and Laird Lauber ran for the other seat. Laird won the election and is now a 3-year Board member. Congratulations to Laird.

There being no further business the meeting was adjourned at 6:15 PM.

After adjournment of the Member's meeting a brief Board meeting was held with the new Board. Officers of the Board were nominated and elected. Tom O'Hara will remain as Treasurer; Bob Sudduth will remain as Vice-President, and Steve Kessler was elected as Board President. In another decision the Board voted unanimously to continue the Annual LLOA Membership dues at \$300 per year. Further details concerning dues payment, due-date, etc., will be provided soon.

Stephen J. Kessler
President, Block 27 LLOA

ATTACHMENTS:

1. Block 27 LLOA Budget Highlights 2008-2009
2. Proposed Lake Well Rehabilitation from Layne-Western

Attachment 1

Block 27 LLOA Budget Highlights 2008-09

A similar document was prepared for last year's Annual Meeting. However, that meeting was held in October and the figures used were September 30, 2008 figures.

The figures used on this document represent the time period of October 1, 2008 up to July 15, 2009.

Expenses (rounded to the nearest \$):

OPPD	3161	
Legal/ Professional Services	1400	(Liens, document reviews, Website development)
Supplies, Postage, Copies	249	
Taxes	800	
Grounds, Maintenance, PC, Fish	2255	(Mowing, algae, tree removal Beaver removal, stocking)
Insurance	1150	
Pest Control	320	
Capitol Expenditures/Improvements	9388	(Trees, LCM projects)
Total Expenditures	18723	
Interest	35	
Current Checking Balance	13259	
Total Deposits since 10-1-08	25037	

We just received our insurance premium billing for 2009-10 and our new tax statements will be out in August.

In the last year, all members with one exception paid dues in full. That property is currently in foreclosure status. Each time we filed liens on properties we recovered both the annual dues and our legal costs.

Two Board members sign all checks and there are no credit or debit cards on the account, which is maintained at SAC Federal Credit Union.

Jul 15, 2009 4:51PM

No. 1764 P. 2

Layne-Western

a division of Layne Christensen Company

4601 North 252nd Street, P.O. Box 597 • Valley, Nebraska 68064 • (402) 359-2042 • Fax: (402) 359-2310

July 15, 2009

Urban Utilities
7105 Sun Lake Drive
Plattsmouth, NE. 68048

Attn: Mr. Rene Nelson
Re: Buccaneer Bay Lake Well Rehabilitation

Dear Rene,

Layne Western appreciates the opportunity to supply pricing to rehabilitate the lake well at Buccaneer Bay. The last time we cleaned this well was in 2003. This well has had a history of the well screen plugging up. I am proposing the same cleaning we have done in the past because we have had very good results. I have included a scope of work for your review. We will be pulling the pump to do the cleaning. We can inspect the pump at that time and quote any repair parts that may be needed.

Lump sum field labor and chemicals (per scope of work) ----- \$6,450

Layne Western appreciates all past business we have done with Buccaneer Bay. If you have any questions, please feel free to give me call.

Sincerely,
LAYNE-WESTERN,
A division of Layne Christensen Company

Brad Harris,
Account Manager

LAYNE-WESTERN

By: *Brad Harris*
Title: *Account Manager*
Date: *7/14/09*

Purchaser: _____
by: _____
Title: _____
Date: _____



PROPOSED WELL REHABILITATION BUCCANEER BAY – LAKE WELL

- * Mobilize two-man pump crew to site and run initial performance test to determine condition of well and pump.
- * Remove pump from well and perform field inspection. Furnish a complete list of needed repair parts with pricing for your approval.
- * Check well depth and bail any fill material from the well.
- * Introduce 750 gallons of Layne QC-21 solution with surfactants and inhibitors into the well through a tremie pipe set at the top of the screen. The Layne QC-21 solution is effective in removing mineral encrustation from the screen and surrounding formation. The Layne QC-21 solution has a high capacity to carry dissolved minerals out of the well. The Layne QC-21 solution is also effective at penetrating any bacterial slime that may be in the well.
- * Surge the QC-21 solution using a single-disk surge block for a period of six to eight hours. The single-disk surge block method is effective in breaking down the encrustation as well as redeveloping the well by removing any fine sand that may have accumulated in the gravel pack.
- * Following the surging operation, pump the QC-21 solution to waste using the Layne submersible test pump through the double-disk surge block. Conduct well performance test again to document progress achieved. Neutralize the QC-21 solution using a Layne Neutralization Chamber.
- * Introduce 1,000 gallons of Laynite bactericide solution with surfactants through a tremie pipe set at the top of the screen. The final bactericide treatment is effective in removing any remaining bacteria, as well as disinfecting the permanent pump.
- * Reinstall the repaired permanent pump, pump the final bactericide treatment to waste and perform a final pumping test to determine the final results achieved. Dechlorinate the bactericide solution during pump off using a Layne Neutralization Chamber.
- * Provide a final report detailing all work completed along with results.