September 22, 2024

SBLLOA Annual Meeting held at the Senior Community Center in Plattsmouth, NE.

Board members present: Jerry Misiewicz, President, Lou Wiggins, Vice-President &

Tim Reicks, Treasurer.

The meeting was called to order by Jerry Misiewicz-President at 1:30 P.M.

1. Jerry opened the meeting with updating residents on what is going on with the legal expenses we have incurred due to the Gibbons & Kappas case, along with the help of Lou Wiggins. Gibbons has since dropped their case against the SBLLOA, but we are being sued by Kappas Enterprise. A court date is scheduled for January 2025. Kappas owns property on both sides of the platted road known as Treasure Island Road. He has blocked this area for years with a gate & fencing to keep folks out. The road is public property & is SID #5 responsibility to maintain. The court denied Kappas claim of ownership of the road and ordered him to remove the gate. Other factors are also arising as MUD is wanting to put water lines through that area as Plattsmouth is unable to maintain the demand for water in the area due to population growth & their pumps are old & can’t keep up. Since the flood in 2019 the problem continues to persist.
2. Tim Reicks presented the Treasurer’s report. There was much discussion on this as Tim’s numbers did not match Jerry’s handouts. There were concerning questions regarding the balances shown, what we spent & had we exceeded our projected budget. Much of our expenses incurred this year was mowing of Common ground & legal fees. Jerry’s handout sheet was current and up to date. It was decided by participating members moving forward the new board will use Quick Books for tracking our expenses.
3. Tim Reicks presented the property liens. We currently have one active property lien. HOA dues are due October 1,2024, through October 31. 2024. Dues are considered late after November 1, 2024. The Annual dues will stay at $400 this year but discussion of raising the dues for next year is a strong possibility. This will be for the new board to decide.
4. Chris Brazeal for Lake & Grounds spoke next. Both pumps are pumping, but not at full compacity due to the lead buildup. Pumps need to be cleaned. The lead getting into the lake are not at a level that would harm humans, animals or fish. The buildup is restricting water flow. Estimated cost is up to $8,000 to $10,000 for both pumps. Because the water levels have been so low, we have been advised to switch the pumps around. Putting the bigger pump down at the deeper end would make more sense. We also need to consider adding another pump in a few years. A possible reason for calling a Special Assessment or raising due. But until we have the numbers, this is only in the discussion stage for now. There was discussion of shocking the lake again in late Spring or early Summer to rid of the junk fist. We did not have to spray for Blue Algae this year and we have the chemicals if needed for next year, therefore a savings of about $2200. Chris is forgoing restocking fish this year until we can get the pumps situated. Saving us another $3000. Discussion on buying Dave Smith’s pontoon for $2500 was brought up. The main reason for buying the boat is to spray for the blue algae and maintaining the pumps, windmills, aerators & hoses from the water’s edge side, & cleaning overgrown brush & invasive vegetation along the North and West shorelines. Many felt it was justified for the association to buy Dave Smith’s pontoon. This was brought up as a vote and the majority of the participants in the room voted yes. There was more discussion about where we would be storing the boat when not in use. Beaver Lake, by the shed the association owns near the boat ramp or someone brought up Wojo’s. In the summer it would remain tied up by Dave Smith’s dock. The boat *WILL NOT be used for ANYONE’s PERSONAL USE.*
5. Jerry Misiewicz reported on the ACC. There have been about twenty ACC requests for 2024. From replacing decks, to landscaping or painting. All have been approved.
6. New Business-Open Forum. Questions, how do we give our covenants more teeth. What can we do about violators. Our Lake Rules. Keeping our lake & surrounding areas safe for all. Setting up a fining system was discussed. Communication was a big concern. The Board of directors has three means of communicating with residents. Sailboat Lake’s website, Sailboat Lake Facebook page, & U.S Postal Service. Getting residents more involved by volunteering & how we can communicate this, to help keep costs down. A beaver has been spotted on the lake over by the island area. For now, the plan is to observe, but to act if unnecessary damage is being done to private property and/or our common grounds & walking trail.
7. Jerry brought up we were looking for volunteers to fill in opening positions left by board members leaving due to their terms being fulfilled. We had two positions opened from last year, Teresa Dilts-Treasurer/Secretary & Shelly Dartman-Backup Secretary. This year was Jerry Misiewicz-President & Lou Wiggins-Vice President were ending their three-year term. We had four volunteers raise their hands. All were accepted by the Sailboat Lake residents present and current board members of directors. It was *UNANIMOUS!* There were twenty three SBLLOA members present plus the three Board of Directors.
8. The annual meeting was adjourned at 3:00 P.M. HOA Business among Jerry Misiewicz, Lou Wiggins & Tim Reicks was discussed. New members were asked to join the table and issues for the new Board of Directors were addressed.

New members were voted in as follows: Chris Brazeal – President, Larry Ortegren – Vice President, Kathy Bruner-Treasurer, Rick Garn-Secretary, Jerry Misiewicz – Advisor. *CONGRADULATIONS* to all!