# Block 27 Lake Association Meeting Minutes

| Section | Detail |
|---|---|
| **Meeting Date:** | *September 20th 2026* |
| **Location:** | *Plattsmouth Community center 308 S 18th Street, Plattsmouth NE. 68048* |
| **Presiding Officer:** | Chris Brazeal, President |
| **Attendees (Board):** | Chris Brazeal (President), Kathy Bruner (Treasurer), Rick Garn (Secretary), John Molito (Secretary) Teresa Dilts (ACC) Larry Ortegren (Vice President) |
| **Guests:** | LLOA Residents |

## . Board Changes and Acknowledgment

- The Board recognized Larry Ortegren for his service, noting this was his last day on the board.

## 2. Approval of Previous Minutes and Financial Reports

| Motion | Detail | Status |
|---|---|---|
| **Approval of Minutes** | Motion made, seconded, and passed to approve the minutes from the previous meeting. | Passed (Aye) |
| **Treasurer's Report** | Motion made, seconded, and passed to accept the Treasurer's Report as read by Kathy Bruner. | Passed (Aye) |

## 3. Key Discussion & Financial Decisions

| Topic | Detail/Decision |
|---|---|
| **Lawsuit Resolution** | Lawsuit Resolution: A prior lawsuit has been wrapped up. The party involved is no longer permitted to use the Associations Road. |

| Topic | Detail/Decision |
|---|---|
| **Lake water** | Lake water was tested in June; future testing will move to May prior to summer swimming. Recent water testing showed normal nitrate levels.<br>The lake was sprayed for algae for the first time in three years. |
| **Financial Report** | This can be seen on the Sailboat Lake Website SailBoat Lake |
| **Mowing Expense** | Mowing contract remains under the same vendor and pricing as last year. 950.00 per month |
| **Grounds and Entrance** | Entrance cleanup was conducted by volunteers; 25 drought-tolerant plants/flowers were planted, and the sign was repainted. |
| **Lake Pumps/Flow** | Current inflow is **800,000 gallons per day**, (Loss of ~ **50,000gallons** year over year)which is currently sufficient to maintain the lake level. |
| **Dues** | The Board passed a **$100 due increase** per resident in 2026. There is no increase for 2027 dues. (Dues = 500.00) |
| **Treasurer's Report** | Total current assets (checking & savings combined): **$45,105.89.**<br>- Quicken software balance discrepancies were clarified using direct Cobalt Credit Union statements.<br>- Key Expense Highlights:<br>- Top ongoing expenses: Mowing and OPPD utilities.<br>- Legal retainer: $300 requested, $150 refunded after consultation (total legal cost: $150).<br>- Bank service charges ($180 total) were fully reimbursed by the bank. |
| **Pontoon & Fish** | The pontoon requires new water pump impeller and oil change. The pontoon will be stored for free on the Kesslers' boatlift at no charge. (Savings of 500.00 in storage frees to the LLOA)<br><br>Stocked ~2,200 bass two weeks prior to the meeting.<br>- The $3,000 expense will come out of the 2027 budget.<br>(These fish needed to be ordered this year as they would not have any in 2027) |
| **New member to the board** | Pat Yarusso CO-Secretary (voted in by the board to sit in the vacated set left by Malito's move to Vice President on the board). |

| Topic | Detail/Decision |
|---|---|
| **Covenants** | Shoreline Maintenance (Covenant #23): The board reminded residents to maintain properties and beaches.<br>- Outstanding Dues & Liens: See Below One resident with delinquent dues currently has three liens on their property, with a fourth to be added. Lawsuit costs would exceed recovery, so liens will remain until the property transfers ownership. |

## 4. Action Items

1. **Lien Resolution:** The Board will follow up with the lawyer regarding the **remaining open liens** on a single property. One resident with delinquent dues currently has three liens on their property, with a fourth to be added. This will continue and be additive until paid. (liens renewed until paid)
2. **Architectural Control: Committee (ACC)** opportunities Volunteers will be upcoming in October for a tree-trimming around the lake.
3. **Beaver trapping:** Board will look into trapping/fencing to address beaver activity damaging shoreline trees. **(ZERO COST TO THE LLOA) Future Wells:** - Current Status: The main west well (10 HP) pumps ~600,000 gal/day, while the middle well only pumps 190,000–200,000 gal/day due to mineral clogging. Evaporation reaches up to 1,000,000 gal/day in peak summer heat.
   - Project Cost Breakdown (West Side Location):
     - **Tree Clearing / Dirt Work**: ~$2,500 (500 ft clearing along trail).
     - **Electrical**: ~$29,470 (1,600 ft trenching & panel upgrade via Midwest Electrical).
     - **Well Casing:** $21,746.
     - **Pump & Top Assembly**: $11,350.
     - **Estimated Total: ~$70,000 total** (compared to $150,000–$180,000 if attempted on the South side due to OPPD infrastructure costs).
   - Phased Implementation Plan:
     - The membership voted in favor of completing the project in stages over 3–4 years to avoid a large special assessment.
     - Phase 1 (Fall): Confirm NRD approval, clear trees/dirt work, drill casing to test water access. Board will follow up with the well company to discuss the feasibility of squeezing in another well to potentially avoid the high cost of new power infrastructure ($65,000 from OPPD). (subject to modification of schedule)