

Sandy Pointe Lake Homeowners Association

Annual Meeting

April 11, 2017

Quarry Oaks Golf Club

Minutes

The annual meeting of the Sandy Pointe Lake Homeowners Association was held on Tuesday, April 11, 2017 at the Quarry Oaks Golf Club at 6:00 p.m. with Roger Severin, Vice President presiding.

Meeting notice had been distributed to lot owners of record in accordance with the Bylaws.

Call to Order – Quorum Declared. Mr. Severin called the meeting to order and reported that 35 proxies had been returned. In addition 47 lots owned by Sandy Pointe Lake Development LLC were represented and voted by Mr. Severin. With proxies and lot owners in attendance, a quorum of members was represented at the meeting.

Board members and officer election. Current board members include Dan Muhleisen, Roger Severin and Bryce Penke. Treasurer Brad Korell reported the current officers of the Association and recommended the slate of officers as follows:

Roger Severin	President
Dan Muhleisen	Vice President
Brad Korell	Treasurer
Bryce Penke	Secretary

Motion was made and seconded to approve the slate of officers as presented. Motion was passed by unanimous approval.

Nebraska Game and Parks Presentation: Lauren Dinan and Mary Bomberger Brown were in attendance from the Nebraska Game and parks. Ms. Dinan made a presentation on protected and endangered species in area. Piping Plover and Least Tern are migratory birds that nest in along open stretches of sandy beach. Ms. Dinan discussed nesting and fledgling patterns. Residents were cautioned to be on the lookout for nests and chicks. Game and Parks personnel will be around the development in late spring and early summery helping ensure habitat and nesting safety for protected species.

Ms. Dinan also reported that bald eagles and osprey are often seen in the area.

Financial Review. Mr. Korell reviewed the financial statement for 2016 and the budget for fiscal year 2017. Dues are recommended at \$1500 per lot. Projected revenue and expenses are increasing as more lots are sold and more homes are built. Lot owners are responsible for paying for individual lot service for electricity (Omaha Public Power District), internet (Allo), and gas (Black Hills Energy). Lot Owners were reminded that dues should be paid by the end of April 2017.

Motion was made and seconded to accept the financial report for 2016 and approve the budget for 2017 as presented. Motion was passed by unanimous approval.

Infrastructure Update

Mr. Severin provided an update on the build out of infrastructure to serve the lake development:

Internet: High speed fiber is being installed by Allo Communications. A new cabinet was just installed with increased capacity to serve the entire Sandy Pointe Development.

Future Phases: Ten more lots are being added on the fishing channel. Twelve acres of wetlands are being added to the south end of the lake. It will take approximately 5 years for the wetlands habitat to be established.

Question was raised as to when the development will be completed: There are a total of 201 residential lots. Fifty-two homes are built or are under construction. 115 lots have been purchased or are under contract. About one third of homeowners are expected to be full time and two thirds seasonal.

USACE: The development has now received approval from the U.S. Army Corp of Engineers.

Paving: Paving is being finished to the north exit. Paving will be completed this spring for full road circulation through the development. A final 1 ½" paving coat will be added once construction of most homes is complete. Lot owners currently under construction or starting construction are encouraged to add 1 ½ inches above the existing roadway to their built access driveway to compensate for added height.

Flood Plain: A new revised Letter of (Flood Plain) Map Revision (LOMAR) application has been submitted to the (USACE or FEMA). **Any homeowner ready to commence construction needs to contact Roger Severin or Dan Muhleisen before beginning construction to check building site elevation in order to ensure site is safely out of the flood plain in order to avoid costly flood insurance.** FEMA (US Federal Emergency Management Agency) determines what type of flood insurance is required for homeowners. Flood insurance for homes constructed less than one foot above the 100 year flood elevation is very expensive therefore it is important for homeowners to work with their contractor to be sure their house is constructed at least 1 foot above the 100 year flood elevation. The Developer has applied to FEMA for a Letter or Map Revision (LOMAR) covering the Sandy Pointe Lake Development confirming lots have been removed from the 100 year flood plain. (See Sand Fill below)

North Bridge: the north bridge with access to County Road D is still under construction. It will not be put in to service until the channel work is completed hopefully by the end of May.

Development Activities

Signage: Permanent signage at main entrances to the residential areas is being added.

Boat Ramp: The boat ramp at the south end of the lake will be open every Saturday from 10 a.m. to 2 p.m. Homeowners may also call Roger Severin or Dan Muhleisen to make arrangements at other times for ramp access.

Garbage Service: Garbage service is provided by Ashland Disposal Service. Call 402-944-3950 to arrange for service. Service is included in the Association dues. Pickup is on Mondays. Containers must be placed on the street.

Construction Site and Debris Control: Contractors are responsible for keeping construction sites clear and for controlling all trash and debris. Each contractor must provide a covered container. ***There have been several instances where construction materials have blown in to the lake. Homeowners are encouraged to make sure their contractor is properly maintaining the construction site.***

During construction, a homeowner may bring a secure storage container that will be placed on their lot to store equipment and materials.

Post Office Boxes: The Developer is purchasing additional mail boxes including large size boxes for parcel delivery. Lot owners will need to make arrangements for mail service through the Development Company and Ashland Post Office. The Postal Service will not come in to the development. A large box for large parcels will be available at the front gate. UPS and FedEx deliveries can be made to individual homes. Homeowners will need to provide access to the carrier.

Zebra Mussels: The threat of zebra mussel invasion remains a big threat to the development. They can take over a lake in just a couple of years destroying habitat and fishing.

Watercraft owners will need to provide certification that their equipment has been treated before being allowed access to the Lake. Omaha Marine offers a complete service for disinfecting watercraft and trailers. Lot owners taking watercraft off property will have to provide certification from a reputable marine service company before the watercraft can re-enter Sandy Pointe Lake. Watercraft and trailers re-entering the lake must be quarantined for a minimum of two weeks before being allowed access to the lake or provide certification of treatment.

Approved Vendors: The Association will provide a list of approved vendors for dock installation and watercraft certification.

Gas Pump: Gas for watercraft is available at the south boat ramp. The Service is provided by Whitehead Oil. Pump access requires a key fob. Homeowners should call Whitehead oil (402 435 3509) to make arrangements.

Fishing: Walleye have been stocked in the lake. Blue Catfish will also be stocked in the lake to help control the White Perch population. Residents are encouraged to release Blue Catfish if caught.

Boat Decals: Boat decals must be placed on all motorized watercraft and ATV's. Two decals are required on each vehicle/motorized watercraft. Kayaks and paddleboats are required to have one decal plus the lot number. Decals are free and can be obtained by contacting Dan or Roger. In addition all ATV's must have a security flag attached.

Speed Limits: The development is designed as a pedestrian friendly environment. Speed limits are posted throughout the development. All residents are encourage to abide by the speed limits and ensure guests do as well.

Jet Skis Hours: Mr. Severin discussed the hours of operation originally set for operating jet skis. The limited hours were designed to maintain a quiet and safe time on the lake in the early morning or late evening for pontoons and other slow moving watercraft. A motion was made and seconded to change the permissible hours for jet ski operation to 930 a.m. to 730 p.m. Motion was approved.

No Wake: Several "No Wake" signs have been posted around the lake. Many watercraft, especially jet skis must be reduce to "idle" speed in order to comply. Faster speeds are creating wakes and present safety hazards. Homeowners MUST enforce this rule with their guests. The fishing channel is entirely "No Wake" from the south end to the north end.

Buoys: Large white buoys indicate "No Wake" areas. Red buoys designate danger areas where structure or hazards may be located. Homeowners are cautioned to observe danger areas and to report buoys that may have moved off site or hazards that should be marked with buoys.

Civil Defense Siren: Mr. Severin presented the option of installing a civil defense siren at a cost of approximately \$15,000. After discussion, it was determined that there was not adequate support for the siren.

Two Tired Docks: Some residents have inquired about two level docks. After consulting with legal council, the determination has been made that two tiered docks represent a safety hazard and will not be allowed on the lake.

Fourth of July Celebration: A Fourth of July celebration is being planned for Sunday, July 2. Randy Christo and Mark Cederdahl will take the lead to plan the event. Anyone willing to assist with the planning should contact Mark at 402 489 1207.

Marina Services: Paul Davis of Omaha Marine discussed plans to construct a marina along the northwest area of the lake. Watercraft maintenance, repair, storage and rental services will be offered as well as limited concessions. Paul can be contacted at 402 339 9600 for questions .

Lake Public Access: Homeowners are reminded that there is a 30' public access pedestrian easement from the shoreline extending around the entire lake to accommodate residents who want to walk, hike or jog around the lake.

Trailer Storage: Outside storage of boat/watercraft trailers on residential lots is not permitted. Homeowner Randy Christo is in the process of developing secured fenced storage on the common area on the south end of the lake. This storage facility should be ready in May. Randy can be contacted at 402 649 0223 for more information.

Road Ditch/Landscaping: The development is designed for storm water to drain away from the road. Pooling along side the road eventually causes damage to the road and driving hazards. Homeowners are asked to maintain the road ditch where applicable and ensure landscaping facilitates proper drainage away from the road.

Sand Fill: Fill needs to be added before home construction commences. Appropriate erosion measures need to be planned for building sites before building construction. Maintaining the correct slope from waters edge on to the lot is important to prevent bank erosion. Sand is available for supplementing lot elevation. Lot owners should contact Dan or Roger if they are considering additional fill.

Lawn Fertilizer: Fertilizer of any kind including organic will cause algae growth on the lake. No fertilizer of any kind is permitted. Homeowners are encouraged to water lawns using water from the lake.

Guest Boats/Watercraft/ATV: NO GUEST BOATS, WATERCRAFT OF ANY KIND OR ATV'S ARE ALLOWED ON THE DEVELOPMENT. NO EXCEPTIONS. Please report and unauthorized vehicles.

Home Address: The Fire Department requires the clear display of the property address in order to insure fire and emergence service protection. Homeowners are responsible to make sure their address number is clearly displayed on their house and clearly visible from the road. There is no association standard for address display.

Ski Course: Interest was expressed in marking a ski course on the middle lake. A task force was formed to investigate how a course might be designed and marked. The Task Force will present a plan to the developer for approval. Anyone interested should contact Bob Hill at 402-612-1412 or bobhilljr@tiburongolf.com

Outdoor Picnic/Beach/Fire Pit Common Area: The developer is planning an outdoor area for family/group gatherings on the west side of the North Lake. This would be an area that could be reserved by Homeowners for group gatherings. The area should be available in June.

Property Security: As construction activity has increased, property security and access has become a problem. The Developer is considering the elimination of the use of security codes to gain access at the entrances to the property and only using remote controls. Homeowners will be notified of any changes. Construction workers are not allowed access to the lake. Any violators should be reported to the developers. Until a new system is adopted, lot owners should not share their access codes with anyone. Contractors/builder should be coordinate access with the developer.

Website: The developer was encouraged to develop a secure website where lot owners could get information and share information. Lot owners need to be better informed about development activities and events such as the 4th of July Celebration.

Earthquake insurance: Sandy Pointe Lake Development lies on an earthquake fault line extending from Missouri in to SE Nebraska. Structures built on sand foundation are more vulnerable to damage from earthquakes. The cost of homeowner earthquake insurance is nominal. Homeowners are strongly encourage to consider earthquake insurance.

There being no further business, the meeting was adjourned.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Bryce Penke', written in a cursive style.

Bryce Penke
Secretary

Vendor Contact Information

Garbage Service: Ashland Disposal, Richard Mendoza, rick@ashlanddisposal.com
(402) 944-3950

Gate Company: Security Fence Company, Greg Levine, greg@securityfence-ne.com, Off. (402) 944-3259, Cell (402) 540-2242

Snow Removal – Roadways: Clark Construction, Willard Clark (402) 429-4936,
John Cooper (402) 499-2707

Gas Pump: Todd Burgason, tburgason@u-stop.com, (402) 525-2843

Water and Sanitary Sewer Systems: Peoples Service,
Locate service (402) 344-4800, Emergency service, Duane Grasshorn (402)
677-3781

Grinder Pump Service: Dworak Plumbing, (402) 435-2150

Landscaping: Eagle Nursery, Tom Schafen (402) 610-0724