

**Johnson Lake Development Inc.**  
**June 20, 2017**  
**Special Board of Directors Meeting**  
**EMS Building**

President Jean Edeal called the meeting to order at 7:00 p.m.

**ROLL CALL:** Attendance roster showed 3 officers and 24 of 39 directors were present, representing 18 of the 22 associations. Guests present were: Rod Schmidt, Phyllis and Jim Byrns, Mike Byrns, Dale Romatzke, Teri and Mike Rohnert, Marv Crawford, Carl and Sharon Clark, Bruce Smith, Linda Ridenour and Norm Hoveling.

**MINUTES:** May 2017 minutes were approved on an unanimous motion made by Dave Sundermeier and seconded by Bruce Hansen. Minutes approved.

**FINANCIAL REPORT:** Report was given by Jane Kirby. A motion to approve the reports was made by Dick Helvey and seconded by Chuck Stone. Report was approved.

**COMMITTEE REPORTS:**

**Roads:** Grading will be done again before the 4th of July with the new road drag. Steve T. was asked an Alert Sense question concerning locations.

**Grass Dump:** Use of the grass dump is going well this year. President Edeal was warned by Dan's Sanitation that yard refuse CANNOT be placed in their containers at any time.

**Hike and Bike Trail:** Grading is complete and some concrete has been poured on the section around Lakeview Acres. The committee has been working with Gosper County to obtain a 3.5 foot wide shoulder on the Dam road. Milling is going to be done from the Dawson/Gosper line near the Inlet bridge to the Dam road. The committee will meet this coming Saturday at LakeShore Marina.

**Carp Removal:** Norm Hoveling spoke on the recent carp removal. Total cost was \$2,689.00. Ryan Reynolds will assist Norm with this project. They would like to have another removal in 2018. There is approximately \$11,000 remaining in the carp removal account.

**CNPPID Liaison:** Dave was not present at this meeting.

**OLD BUSINESS:**

**Sago Pondweed:** One report was received from Crappie Corner..they have 3 spaces they are monitoring. The weed is not growing as yet.

**Lease Committee:** Dale Romatzke spoke about the proposed lease by Central and the meeting between the Lease Committee and the Central Power and Rec Committee and Central management last Friday in Kearney. The meetings on June 23 and July 5 will see the new lease voted on by the Central Board.

Issues with the Central Proposed Lease that are noted:

- Our Previous lease had a 30 year rolling lease--New proposal is a 30 year fixed Lease.
- Lease transfer policy: If a leased lot is sold, new owner can get a renewal lease, at lease rates not yet known.
- Lease Committee suggests eliminating the surrender clause.
- New Proposed lease has taken out the first Right of Refusal (to the owner, if Central decides to sell the lot).
- Lake Improvement fee: It is written now that if 60% of leasees vote on a project, Central will loan the money to us to complete the project. It is suggested to change this to 75%.
- If Central decides that they need to obtain a leased lot from a leasee, they are proposing to give the leasee 6 months and 100% of market value. Committee suggestion: time period is 12 months and Central gives leasee 125% of market value.

- Lease Committee has proposed that 25% of income derived from Johnson Lake be transferred back to JLDI to pursue projects as needed.

Dale suggested that those in attendance try to talk some of the Central Board members prior to the June 23 meeting, and attendance at that meeting in Holdrege is important.

**NEW BUSINESS:**

Area Association Building Permits: President Edeal has been contacted by Luke Ritz of CNPPID about different association building restrictions around the Lake. Each association has different setbacks, which may or may not coincide with Central requirements. Central would like us to consider each association adopting one guideline that is common to all. It has been suggested to Central that adjoining property neighbors be given the right to approve variances. The group suggested that Central put a model of common restrictions together and JLDI can change, improve or approve it.

**PUBLIC INPUT:** **Fireworks** will be July 3rd with a rain date of July 8th this year. **Lions Club** is taking orders for peaches and pears until July 1. New website is up, **[www.jldi.org](http://www.jldi.org)**. If anyone has pictures of activities around the lake, please forward them to Jean for use on the website.

**ADJOURNMENT:** A motion was made by Steve Thuernagle and seconded by Dick Helvey to adjourn the meeting. Meeting adjourned.

**Next meeting is July 18, 2017**

Respectfully submitted,  
Deb Jensen, Secretary