

Johnson Lake Development Inc.
September 19, 2017
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 21 of 39 directors were present, representing 17 of the 22 associations. Guest present were: None.

MINUTES: August 15, 2017 minutes were approved on a unanimous motion made by Bonnie Hahn and seconded by Jim Hain. Minutes approved.

FINANCIAL REPORT: Report was given by Jane Kirby. A motion to approve the report was made by Allan McClure and seconded by Tom Musil. Report was approved.

COMMITTEE REPORTS:

Roads: Central will be grading after the next rain. It was noted that the driveway near the Lake sign is in bad shape.

Grass Dump: There was no report given.

Hike and Bike Trail: Concrete has been poured and finished on the section around Lakeview Acres. Grass will be planted in November or next spring. Gosper County refused to pay 1/3 of extra shoulder work on the dam road. Engineers estimate is now \$400,000 more than the preliminary budget.

OLD BUSINESS:

Lease Committee Meeting Report: See below the questions asked at the meeting and answers provided.

Q1. Why is the effective date not in the lease? For example: March 1, 2018 to February 28, 2048.

A1. The effective date is in the lease and is completed by Central staff in the blanks found in paragraph 3. The lease becomes effective on the 1st day of the month following the signing and notarization of the lease by Central's General Manager.

Q2. If the alternate lease goes into effect when signed and notarized, doesn't that make two contracts active for the same time period? For example, contract signed August 15th, lease effective September 1, while current lease is in effect until February 28, 2018.

A2. Once the alternate lease becomes effective, it supersedes and terminates all prior lease agreements. Reference paragraph 34.

Q3. If the effective date of a new alternate lease is early, when is the lease payment due? For example, if the lease is effective 9/1/17, when is the lease fee due?

A3. Payment is due on or prior to March 1, 2018. Reference paragraph 5.

Additionally, the rent for the partial lease year constituting the time period prior to March 1, 2018 is considered to have already been received through payment of the previous lease.

Q4. If the lease becomes effective when notarized, will anyone's lease be effective March 1st, as in the past?

A4. We plan on sending out bills on January 15 for lease fees and hope to have all transfers complete at that time. If a tenant brings in a transfer request after January 15, 2018, we will try to get the transfer and accounting issues addressed prior to March 1. However, if there are any issues with the lease transfer signatures and the process extends past March 1, there is a greater risk of the tenant incurring transfer fees, late payment fees or other fees.

NEW BUSINESS: Bids were opened for the 2018-19 trash service to Johnson Lake. After opening the bids, it was determined that Dan's Sanitation was the low bidder and Schaben Sanitation was considerably higher in price. A motion was made by Bruce Hanson and seconded by Dick Helvey to accept the bid of Dan's Sanitation for 2018 and 2019 at a total cost of \$33,600. Trash will be picked up every Monday. May through September is free of charge to lake residents. Winter rate is \$16 per month. The motion carried by unanimous vote.

The Preliminary Budget for 2018 was presented to directors. There is \$50 property tax on each private boat ramp, this is to be reimbursed to JLDI by private ramp associations. Grass Dump: A motion was made by Allan McClure and seconded by Cheryl Rohnert to increase the non-leaseholder dump permits to \$15 for 2018. Motion was carried by unanimous vote. It was discussed and a motion was made by Steve Thuernagle and seconded by Tom Musil that commercial tree removal companies will no longer be able to use the grass dump. Motion passed by unanimous vote. The wages for the person monitoring the grass dump are in the budget at \$10.50 per hour.

President Edeal is establishing Support Committees within JLDI.

1. FERC Committee. This committee should do research on FERC's role and regulations as to Johnson Lake.
2. Property tax Committee: Property tax is now paid on Leased lots in Nebraska. Don Hutchens is working on this issue and needs some other committee members.
3. Lake Improvement Committee. This committee would make recommendations as to projects needed around the Lake.

President Edeal left a sign-up sheet near the front door for volunteers on these committees.

PUBLIC INPUT: Offices of President and Vice-President will be elected at the October 17, 2017 meeting. Please submit names for the ballots to Deb Jensen by October 15. Sago Pond weed report was given. One application in 2017 was sufficient to kill the weed. The proper application is to apply when the weed is actively growing (near July 4) and spread evenly. JLDI Liaison report was that pictures were taken of the unsightly weeds / grass and shown to Board Members at the last meeting. Variance permit fees are being raised to \$125 per permit.

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

Next meeting is October 17, 2017.

Respectfully submitted,
Deb Jensen, Secretary