

# CLEAR LAKE BOARD MEETING

January 26, 2021

Submitted by Pam Houdek – Secretary

7:00 p.m. – via Zoom

**Present:** Shirl K, Pam H., Tony K, Kris R, Marsha F, Lori P, Jackie H, and Terry N.

**Absent:** None

Meeting called to order by Lori P at 7:05 p.m.

Review of December meeting minutes. Motion made by Tony to approve minutes.  
Seconded by Jackie – Motion carried.

Treasurer Report present by Shirl K:

**Bills to be paid:**

Valleyview Environmental \$450.00\*

Butler County Power \$315.30\* - SID  
\$250.51 – COM

Midwest \$281.24\*

Pekny \$55.00\*

**TOTAL \$1,352.05**

**\*SID**

**Current Balances:**

Pinnacle \$11,256.51

First National \$29,415.49 Received for HOA \$6,130

Motion to pay bills made by Kris and seconded by Tony

## **OLD BUSINESS:**

Shirl will post the mowing calendar. Discussion of proper mowing times will be addressed in the near future.

Fishing tournament – Need committee to plan if we want to do this.

Work day schedule needs to be posted also.

Shirl will send reminders in April about paying HOA dues.

Lori was approached about checking into green highway signs on 81 to make drivers aware Clear Lake turn is approaching. Lori received info and this is rarely done. Some tenants do not want it there for security reasons.

Lori contacted the state in regards to tabled item of putting reflectors on median signs. This is a Butler County project so Lori will continue to put this in action.

Pam is putting together packets for each resident with the Rules & Regs and Articles. There will also be a cover letter added to highlight some of the items that people are not following through with. Kris Robak will supply the necessary paperwork to keep this project in motion. There was also some discussion on where the original paperwork/seal is and possibly changing some of it to make it more updated.

A Welcome letter will also be drafted for any future new residents.

Jackie H found different verbiage for a sign to be posted by the fire hydrant. This was agreed to get these ordered for the fire hydrant and commons area.

## **NEW BUSINESS:**

Lori has heard that some people maybe bring a proposal for bigger jet skis to the board. The Board stated this is an action that should be reviewed in October at the Annual Meeting. There are a couple things to consider – Insurance liability and the size of the lake.

Marsha F stated that Butler County Power was on the North side checking for tree limbs and stated they could come back before leaves start. Was stated trees should come all the way down which we do not want. We need to see what they do as BCP is in control. Lori thought James had a limb cutter but not sure how high and how safe that would be so we will wait on BCP.

Jackie was agreed to be in charge of a quarterly newsletter. Motion was made by Lori and seconded by Marsha. All agreed. Thank you Jackie! This MIGHT help solve some communication issues that need to be brought to everyone's attention on rules and regs not being followed.

Connie Perry sent Lori a text/email pertaining to the west corner road. She has submitted several proposals in the past but now it sounds like she wants Clear Lake to purchase a piece. Lori will have a conversation with her to see what exactly she is looking to do.

Kris R stated that Tony has been trying to fix the lights/sensors by the flag pole. It was decided that Kris will get estimates on new lights to present to board. Jackie made a motion to go forward and Tony K seconded. All agreed.

AGAIN we are having the problem of people not picking up after their dogs. It was also stated that some dog walkers do not live out here. This will be addressed more when the Rules & Regs are ready and in the Newsletter.

**Next Board meeting will be Tuesday, February 23, 2021 at 7 pm place to be determined.**

Marsha made a motion to adjourn meeting. Kris seconded. Motion carried. Meeting adjourned at 8:10 pm.

### **TABLED/FUTURE PROJECT**

In regards to purchase of a tree by Gina Fisher, Rob discussed this with her. She offered to put up \$500 for a playground set to go in the playground area. No decision was made at this time.

[Gina told Lori the money for that project was put elsewhere. Lori will contact Gina in regards to not following through with this for her.](#)

Terry N asked if anyone else noticed that the sign in the median is hard to see since the construction and how the new turning lanes are not well marked. Would like to see if we can put reflective tape on the back side of the sign or if this is something that they have to do. No action has been taken.

### **Well/Sprinkler issue:**

This still needs to be addressed in the spring to find out what is wrong and what needs to be fixed.

### **Main Entrance landscaping:**

Kris Robak said there is more work to be done and Allen has some bills to be paid.

### **Christmas party for January 16, 2021.**

It was decided to cancel the Christmas party and focus on a 40<sup>th</sup> Anniversary party in August. A committee will be formed.

### **Playground equipment:**

There were emails/post sent in regards to purchasing playground equipment from a school auction. This was decided it would be very difficult to remove, haul etc so no action was taken. Pam stated Jason (her son) has some equipment he would sell. Dimensions were given. We need to check and see if the area is large enough for this. He is asking \$200. Dale and Pam will bring from Holdrege. Will need people to assemble if we decide to go this route. This was tabled until Feb/March.

## EXECUTIVE SESSION ISSUES

Kris Robak has several concerns with Clark Swihart.  
His residence is a mess and it is believed there may be illegal activity going on.  
Kris was wondering what route we take and if an attorney could/should be involved.  
Lori will talk to Tonia Soukup and see if there is anything that can be done.

Lori contacted Tonia but she can't legally help us. Once the Rules and Regulations are completed, Lori will contact Clark and express some concerns.

Allen Speicher has put a shed on his property without informing anyone. There is also concern with the trailer and other stuff on his yard. This needs to be addressed.

Apparently shed was damaged during one of the storms so not sure of his intentions. Something to look into in the spring.