

**Beaver Lake Association
Annual Meeting
May 18, 2014
3:00 P.M.**

Board Members Present: Ron Reineke, Sandy Battreall, Dave Goller, Dennis Goltz, Fred Becker, Russ Parmer, and Dan Maloney

Board President Ron Reineke declared the Election polls closed at 3:02 P.M.

Approval of the May 2013 Annual Meeting minutes.

Motion was made by Mary Reineke of lot # 1912, seconded by Diane Egelston of lot # 1863 to approve the May 2013 annual meeting minutes. Motion carried.

Financial Report

The 2013 Financial Report was given by Board Treasurer Dave Goller. See attached summary and the 2013 Audit Report which may be viewed at the Association office.

President's Report

Ron announced the following accomplishments by the Board of Directors:

- The lake is full as of May 18, 2014
- The new seawall at the beach has been completed.
- Another sun shade will be installed on the beach.
- A new floating dock has been installed at the boat ramp.
- New asphalt has been laid on clubhouse circle and also on Monroe road and part of Beaver Lake Blvd.
- All of the buildings at the clubhouse area were re-shingled this spring.
- There are more cameras installed at the clubhouse for better security.
- A new security vehicle was purchased.

Ron Reineke called for a recess while the ballots are being reviewed and counted.

The meeting was reconvened at 3:38 p.m.

Election Results

Pam Curtis, Election Committee Chairperson, reported the election results as follows:

Ballot Candidates

Russ Parmer	204
Dave Goller	215
Fred Becker	215

Write-Ins

Scott Houston	2
Andrew Kayhanfar	1
John Alexander	3
Don Gallagher	1
Scott Moore	1
Eric Stockwell	4
Judy Wimmer	12
Bill Bohan	2
Todd Wangler	1
Brad Kassube	1
Cathy Brink	1
Karen Kielian	1
Terry Barnes	2
Rick Croasdale	12
Walt Jensen	12
Ron Russell	1
Bill Benson	1
Nick Eby	1
Kevin Smith	10
Lou Soukup	1
Tom Ficus	1
Victor Walker	1
Frank Rayer	1

Ballot Information

Total # of Proxies counted: 229
Total # of walk in ballots: 6
Total # of ballots counted: 235
Total # of ballots not valid: 0
Total # of proxies not valid: 12

The three candidates elected were Russ Parmer, Dave Goller, and Fred Becker.

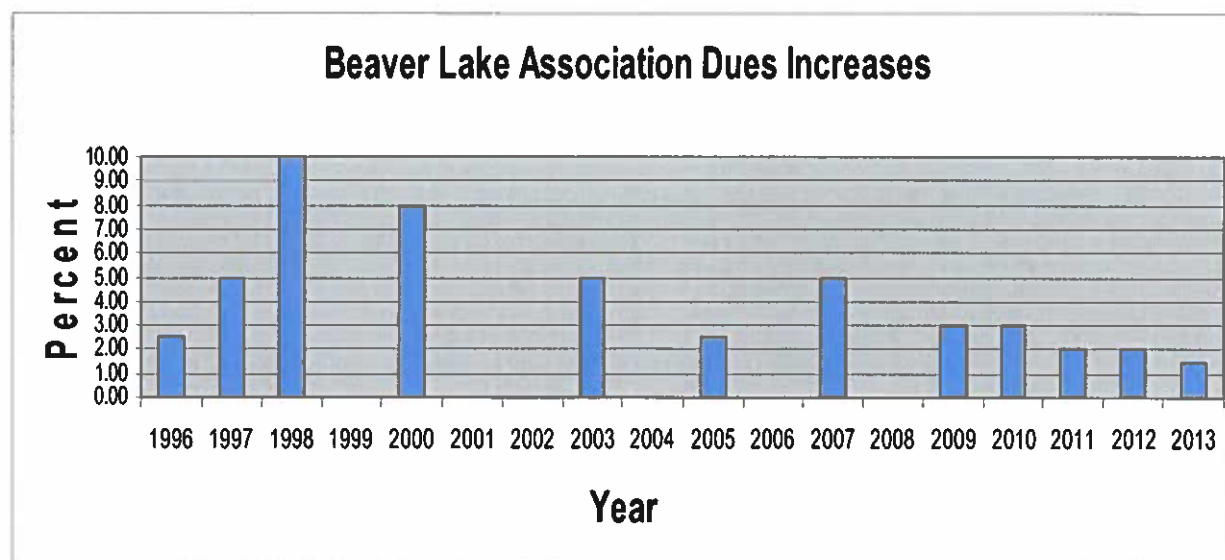
Motion was made by Sandy Battreall of lot 1614, seconded by Russ Parmer of lot 602 to adjourn. Motion carried unanimously.

Beaver Lake Association Finance Report for 2013 for May 2014 Annual Meeting

Overall Budget

- The Beaver Lake budget for 2013 was **\$2,156,500**
- The day-to-day budget (keeps the lights on and the water/sewer running) was **\$1,804,044**
- Capital Improvement budget for the year was **\$352,456**
 - **\$58,507** for the Alternate Drinking Water project
 - **\$293,949** for other capital improvements
 - 2013 Significant Capital Items
 - Continued payments for 2011 truck
 - Purchased an additional vehicle for snow removal
 - Made final Alternate Drinking Water payment to Cass Country Rural Water District
 - Added a handicap chair lift for swimming pool (Federal requirement)
 - Replaced remaining section of beach seawall completing a project that began in 2008
 - Replaced a control panel in Lift station #9
- Long term liabilities as of 31 December 2013
 - \$2.208M for the Water Treatment Plant (in 2013 paid \$148,596 in principal; \$92,778 in interest [4% interest rate]; \$23,194 in fees [1% fee]; have completed 8.5 years of payments on 20-year loan)
 - \$16,314 for the 2011 1-ton truck (paying at a rate of \$510/month)
- The 2013 budget contained a dues increase of 1.5% (\$2.86 increase per quarter). The Association continues to raise dues only as necessary to offset rising costs, some of which have gone up significantly since 2008. Examples:
 - Health Insurance budget increased 46% (reflects a 10% increase in 2013)
 - Sewage Station Power budget increased 44% (reflects a 6% increase in 2013)
 - Water Plant Chemicals budget increased 82% (reflects a 5% increase in 2013)

An historical depiction of dues increases since 1996 is shown below.



2013 Auditor's Report – Lucas Dinklage, Certified Public Accountant

- “I noted no transactions entered into by the organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.”
- “In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Beaver Lake Association as of December 31, 2013 and 2012 and the results of its operations and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.”

Comparing the Cost of Living at Beaver Lake to Surrounding Areas

The Board has recently worked with the Cass County Treasurer's Office to examine how BLA property taxes and dues compare to property taxes in surrounding areas. As you can see, based on assessed property value, Beaver Lake taxes are significantly lower than the surrounding area. Adding dues to the equation, BLA is comparable to Plattsmouth and Murray in the \$150K range (but they don't have a lake); all other categories show BLA as the preferred location – and a wise choice.

		Property Taxes Based On Assessed Property Value In Surrounding Area							
Location	Tax District Mill Levy	\$150,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00
Plattsmouth - 5	2.339958	\$3,509.94	\$4,679.92	\$5,849.90	\$7,019.87	\$8,189.85	\$9,359.83	\$10,529.81	\$11,699.79
Lake Waconda - 357	3.501297	\$5,251.95	\$7,002.59	\$8,753.24	\$10,503.89	\$12,254.54	\$14,005.19	\$15,755.84	\$17,506.49
Lake Waconda - 145	3.569524	\$5,354.29	\$7,139.05	\$8,923.81	\$10,708.57	\$12,493.33	\$14,278.10	\$16,062.86	\$17,847.62
Murray - 45	2.305113	\$3,457.67	\$4,610.23	\$5,762.78	\$6,915.34	\$8,067.90	\$9,220.45	\$10,373.01	\$11,525.57
Buccaneer Bay - 101	2.523099	\$3,784.65	\$5,046.20	\$6,307.75	\$7,569.30	\$8,830.85	\$10,092.40	\$11,353.95	\$12,615.50
		Property Taxes Based On Assessed Property Value at Beaver Lake							
Beaver Lake - 345	1.855114	\$2,782.67	\$3,710.23	\$4,637.79	\$5,565.34	\$6,492.90	\$7,420.46	\$8,348.01	\$9,275.57
		Property Taxes Based On Assessed Property Value at Beaver Lake + \$785.16 Annual Dues							
Beaver Lake - 345	1.855114	\$3,567.83	\$4,495.39	\$5,422.95	\$6,350.50	\$7,278.06	\$8,205.62	\$9,133.17	\$10,060.73

Committee Membership

After several years of committee membership, John Alexander has moved on to other endeavors. The Board and Finance Committee thank John for his time, effort, and attention.

Thanks

As Treasurer, I appreciate the interest and energy the office staff and the Finance Committee – Scott Houston (Chairman), Judy Wimmer, Theresa McClatchey, Diane Egelston, and Mike Nielsen – spend on the nuts and bolts of BLA finances.

Respectfully submitted, Dave Goller, Treasurer, May 18, 2014