



VVA ANNUAL MEETING:
Sunday, Oct. 4, 2026
@ 1:00PM
at the Clubhouse.

All members in good standing are welcome and encouraged to attend. If you want to be on the agenda, you must notify the office 10 days prior to the board meeting, before the agenda is publicly posted.

Lake Viking is a private lake aspiring to preserve our community and environment for future generations.



VVA Board of Directors Monthly Meeting

September 13, 2026

The regular monthly meeting of the Board of Directors of the Viking Valley Association was held on September 13, 2026 at 12:00 PM in the Upper Clubhouse. Board Members present were: Michelle Sullivan (Lot #1826) - Board President, Dan Weidmaier (Lot #309) - 1st Vice President, Dave Schaefer (Lot #1227) - 2nd Vice President, Tom Rice (Lot #343) - Assistant Secretary, Robert Walton (Lot #217) - Treasurer, Dave Daniel (Lot #231) - Assistant Treasurer. Board Members not present were: Christina Lindsay (Lot #429) - Secretary

Michelle called the meeting to order at 12:00 PM. Dave Daniel made a motion to move into Executive Session to discuss legal matters, third party contracts and employee matters. Dave Schaefer seconded the motion. Motion passed.

Michelle opened the meeting to the public at 2:00 pm. There were 28 members in attendance.

Michelle read our mission statement: Lake Viking is a private lake aspiring to preserve our community and environment for future generations. The pledge was led by Brian Holcomb, Lake Director, and the prayer was offered by Dave Daniel.

Tom made a motion to approve the minutes from the August 9, 2026 board meeting. Dave Schaefer seconded the motion. Motion passed. Dan abstained from the vote because he was absent from the meeting.

There was no report for the Handbook Committee.

Mary Hibler (Lot #1152) reported for the Campground Committee. The committee is currently evaluating the potential installation of security cameras to assist management with tracking and reporting full-time camper occupancy. They are focusing on cleaning up the campground spots ahead of the winter season. Financially, the committee has officially submitted its proposed budget to

the Finance Committee for review. Mrs. Hibler announced that the campground will host a Halloween Activity on October 17, 2026, starting at 10:00 AM.

Dave Schaefer reported for the Finance Committee. The Finance Committee welcomed guest Mark Baker of JBLB Insurance in Cameron, Missouri to discuss the Association’s specialized insurance needs. Mr. Baker, whose family-owned agency has insured VVA for 35 years, detailed the differences between actual value and replacement cost coverage. Following a recent property assessment, JBLB Insurance proposed increasing the total replacement cost valuation from \$639,000 to \$1.695 million, which increases the annual premium from \$98,000 to \$107,000 with a \$1,000 deductible. The committee expressed agreement with the proposal and formally recommend that the Board of Directors accept it. The committee reviewed the August 2026 financial documents and agreed to forward a suggestion by Peter Almenoff (Lot #458) to improve the general readability of specific income line-items within the accounting system. The committee had a discussion regarding the 2027 upcoming proposals which will be voted on at the October 4, 2026 Annual meeting. These included the 2027 budget, dues and assessments options, and a proposed special assessment for a new office construction. Detailed information will be published on HOALife, the Association’s Facebook page, and in the upcoming issue of Lake Viking News. The Morgan Stanley investment fund experienced positive growth, gaining \$54,242 during August 2026 to bring the total fund value to \$2,211,671. The committee notes that it will soon meet with Patrick Roth and staff his from Morgan Stanley for an ongoing review of our account and additional questions and answers. The committee reviewed the Lake Office building update, noting that the cost for a new structure is projected to range between \$370,000 and \$425,000. The current building is heavily outdated, has exposed wiring, and is beyond rehabilitation. Rejecting the proposed one-year construction assessment at the Annual Meeting would likely result in even higher costs in the future. Additionally, three Association-owned lots were successfully sold during August, generating \$9,200 in income.

Michelle clarified changes in committee board contacts. The Strategic Planning Committee will now report to Dave Schaeffer, due to the fact that the two committees work together. Dan will now be the board contact for the Infraction Committee.

Jack Bowers (Lot #476) reported for the Strategic Planning Committee. The committee met on September 3, 2026 and evaluated lake assets. After a thorough review, the committee clarified that the existing office building is in a state that cannot be salvaged or renovated; therefore, a complete rebuild is the recommended course of action. The committee discussed plans to secure project bids from additional construction companies. Two members have expressed interest in joining the committee and will be welcomed onto the committee in the near future.

Dan reported for the Activities Committee. The community-wide garage sale held yesterday was highly successful, and the live performance by the band Now and Then last night was well-received by the membership. The upcoming Fall Festival has unfortunately been canceled due to necessary septic work being performed at the clubhouse.

Richard Woodruff (Lot #98) reported for the Building Committee. The committee held two meetings with a total of 23 permit requests processed and approved, while 3 requests remain pending further evaluation. A total of \$3,750 was invoiced for these permits. The approved projects included a new home construction, garages, general repairs, driveways, decks, docks, and sheds. The committee brought a proposed handbook rule change before the board for approval. Mr. Woodruff read the current rule as found on page 31 of the handbook:

Fences: No solid material fence (wood, vinyl, plastic, etc.) is allowed on any member’s lot. Maximum height of any fence is five (5) ft. Invisible pet fencing is allowed. All fence material must be placed a minimum 6 inches inside of the property line, and no closer than 25 ft. from the waterline as measured at full reservoir. A legal survey is required if there is not one on file. The property owner is required to make all four lot corners visible, for the Building Committee to ensure proper compliance.

Mr. Woodruff read the proposed rule:

Fences: No solid material fence (wood, vinyl, plastic, etc.) is allowed on any

(continued on page 5)

ANNUAL

Meeting

10.04.2026

THE VIKING VALLEY ASSOCIATION ANNUAL MEETING WILL BE HELD

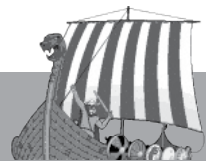
OCTOBER 4, 2026 AT 1:00 P.M.

THE MEETING WILL BE HELD AT:

LAKE VIKING CLUBHOUSE, UPPER LEVEL

AT THE UPCOMING ANNUAL MEETING, MEMBERS WILL BE ASKED TO VOTE ON THE FOUR BUDGET ITEMS ON LISTED ON PAGE 7 OF THIS NEWSPAPER. ADDITIONAL INFORMATION ABOUT THE ANNUAL MEETING APPEARS ON THE OFFICIAL PAGE OF LAKE VIKING FACEBOOK AND IN SUBSTANTIAL CONTENT FROM DETAILED HOALIFE POSTS THAT HAVE BEEN E-MAILED TO MEMBERSHIP. ADDITIONAL QUESTIONS ON THE ANNUAL MEETING CAN BE DIRECTED TO ASSOCIATION OFFICE STAFF AT [660-322-9001](tel:660-322-9001), OPTION 4

IN ORDER TO ATTEND THE MEETING, EACH PERSON MUST BE AN ACTIVE MEMBER IN GOOD STANDING.



The August 27 view of the Sturgeon Moon is pictured on the front-page banner of this edition of The Lake Viking News. This full moon began its ascent in the sky in the evening and, at 4:12 AM, August 28, it hit its maximum stage for a partial eclipse. The web page moonphase. today lists the Himalayan Foothills, the Australian Outback, the Scottish Highlands, Joshua Tree National Park, and The Grand Canyon as ideal places to view a full moon. Actually, Lake Viking also works nicely.



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115 Tackle Circle: Over 2,000 sq ft,
3 bdrms, 3 baths, 2-car garage. \$849,000

PRICE IMPROVED



1656 LVT: 3 bedrooms, 3 baths, 2,000 sq
ft \$820,000

SOLD!



107 Lighthouse Point: 3 Bedroom 2.5
bath \$899,000

NEW LISTING!



188 LVT: Waterfront lot with a peaceful
view down a short cove! \$225,000

PRICE IMPROVED



MOTIVATED SELLERS

Lot S-121: Gulfstream Dr. Great airport lot.
\$53,000



PRICE IMPROVED

MOTIVATED SELLERS

Lot 714 & 1234 LVT \$325,000



PRICE IMPROVED

Lot S-116 Gulfstream Dr.
Concrete access to runway. \$189,000



SOLD!

107 Harbor Point: Over 5,000 sq ft, 4
bedrooms, 6 baths, 3-car garage. \$1,699,000



BACK ON THE MARKET

S-157 Mooney Drive: \$119,900



PRICE IMPROVED

SELLERS READY FOR NEW ADVENTURES
Lots 2278 & 2279:
BD Lot 6 & 7 \$185,000

TIER LOTS

Lot S-145 Lindberg Drive: \$45,000
Lot S-144 Lindberg Drive: \$35,000
Lot SU2504, Gulf Stream Dr. \$35,000
Lot 1821 LVT: \$25,000
Lot 2246 LVT: \$22,000
Lot 1602 LVT: \$20,000
Lot 2242 LVT: \$15,000
Lot 2247 LVT: \$15,000
Lot 2412, Fisherman Road: \$7,700
Lot 2413, Fisherman Road: \$7,700

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Daviess County PWSD #3
Open Meeting: July 21, 2026

CALL TO ORDER

Kyle Parkhurst, President, called the meeting to order at 4:00pm which was held at the water plant. Members in attendance were Harlan Horst, Mark Closterman and Gary Buck. Mike Lammers was unable to attend. Also in attendance were Zack Morrison, Water Superintendent, and Diane Hulett, Clerk.

APPROVAL OF MINUTES

Mark Closterman made a motion to approve the minutes of the June 23, 2026, Board Meeting. Gary Buck seconded. All members were in favor; motion carried.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Zack provided the latest update on the addition of the GAC units. Decker Construction indicated that the pressure sensor has finally arrived, with the installation to begin in the next few days. The electrician will begin work after the sensor installation is complete.

NEW BUSINESS

Financial Report:

The financial reports and bills were reviewed and discussed. Harlan Horst moved to approve the June financial reports as submitted and approve the bills and transfers. Mark Closterman seconded. All members voted to approve; motion carried.

Discussion was held on adopting a policy to require payment of outstanding balances prior to any water connection. The topic was tabled until the next meeting.

DISCUSSION

Superintendent Report:

Zack informed the board that Daviess County PWSD#2 has several new Kamstrup meters that their district will not be using since it changed to a different radio read system. Because our inventory is getting low, Zack felt it would be wise to purchase the available meters which are compatible with our system, noting that the cost of \$300/unit would result in a significant savings. A motion was made by Harlan Horst and seconded by Gary Buck to purchase 40 meters and antenna for \$12,000. All members voted in favor; motion approved. Zack also brought to the board's attention that the Xerox 6605 color copier purchased in 2015 needs repair which will cost around \$700. A motion was made by Gary Buck and seconded by Mark Closterman to buy a new color copier from DocuOne at a cost of \$1179.00. All members voted in favor; motion approved. Zack also reported that 26 locates, two leak repairs and two meter installs have been completed in the past month.

Kyle Parkhurst, President, announced the next meeting would be August 18, 2026, at the water plant. The meeting was adjourned at 5:45pm.

Respectfully Submitted,
Mark Closterman

WELCOME!

New Members

August 2026

Todd & Marianna Esau Lot #2109
Shane & Katrina Gatlin Lot #718
Michael S. Nill & Dana H. Granberg-Nill Lot #521
Jamison & Amanda Sipes Lot #1740
Barbara Cardwell Lot #3045
Brenton Thomas Rice Lot #1585

2026 Lake Viking
Fall Garage Sale

(Photos by Troy Lesan & Marielle Moses)

Lake Viking Garage Sales are always a source of adventure. In addition to the usual bargains on lake related things, such as boats and jet-skis, there are always a few totally quirky items for sale such as the antique rocking horse, a purple antique rotary mower, and a bronze Sasquatch.



This young lady has her new hat set on a garage sale experience.

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Finance Committee Meeting September 2026

Call to Order: Thursday, September 10th, 2026 at 5:00 PM on ZOOM virtual platform

Roll Call of Attendees: David Schaefer chair, Dan Weidemaier, Peter Almenoff, Deena Stous, Steve Danner, Dan Ackart, Troy Lesan, and Brian Holcomb

Agenda Items

Guest time: The committee welcomed Mark Baker of JBLB Insurance, Cameron Missouri. Mark and his family have been longtime VVA members, thus he is familiar with the special insurance needs of Lake Viking. The JBLB insurance company has been family owned for sixty years and has insured the VVA for thirty-five years. Mark explained the difference between *actual value* and *replacement cost* insurance coverage, and he stated that after a visit to VVA property, a company representative has increased the total replacement cost valuation by 1.6 million dollars with an annual premium increase from \$98,000 to \$107,000 with a \$1,000 deductible. The committee was agreeable with Mark's proposal and will recommend that the Board accept it. Thanks to Mark Baker for taking the time to provide detailed information to the VVA.

August Financial Documents: Peter Almenoff's suggestion that our accounting firm improve the "readability" of some of the income line-items will be forwarded.

2027 Proposed Budget Reports discussion Chair David Schaefer went over the upcoming proposals that will be voted on at the October 4 Annual Meeting. These include the 2027 budget, the dues and assessments options, and a proposed special assessment for a new office construction. These items will be finalized by the Board of Directors at the September 13 monthly meeting and published in detail on HOALife, social media, and in the upcoming issue of the Lake Viking News.

Morgan Stanley Update The value of this fund gained \$54,242 for the month of August 2026 with total value of the fund at \$2,211,671.

Lake Office bid update Cost is projected to be in the range of \$370,000 to \$425,000. A one year assessment to cover this amount will be voted on by membership at the Annual Meeting. The current structure is terribly outdated with exposed wiring and beyond rehabilitation. The downside of a vote against a one-time annual assessment for new construction would result in an even greater cost in the future. The details of assessment proposal will be finalized by the Board of Directors at the September 13 monthly meeting, published in detail on HOA-Life, social media, and in the upcoming issue of the Lake Viking News, and presented to membership for a vote at the October 4, 2026 Annual Meeting.

Sale of Association Owned Lots Three lots were sold in August for an income of \$9,200.

Lake Director Report Brian reported that Yvonne anticipates saving as much as \$5,000 a year in future Workman's Comp expenses. Brian also reports that efforts are ongoing on an unsightly property of which the VVA is trying to gain possession.

With no further business, meeting was adjourned at 6:36 P.M.

Minutes respectfully reported by Troy Lesan



430 LVT. Gallatin, Mo 64640 \$1,199,000.
3 Bedroom, Bunk Room, 3.5 Baths. Dock
New Construction



1881 LVT. Gallatin, MO. 64640 \$458,000.
3 Bedroom, 2 Baths, Loft, Full Basement, Dock, Lift, .5 acre Flat Lot
New Construction



Lot 334 LVT. Altamont, MO. 64620 \$399,000.
Main Channel



224 LVT. Gallatin, MO. 64640 \$685,000
3 Bedroom, 2 Bath. California Split Ranch



1040 LVT Lot 367 Altamont, MO. 64620
\$169,900. Waterfront lot. Surveyed.



Lot 7093 Shoener Dr. Gallatin, MO. \$375,000.
Waterfront Main Channel views flat lot with a stonework, dock, swim deck. Large Lot



111 Raccoon Ct. Gallatin, Mo. 64640 \$140,000.
3 Bedroom, 2 Bath. 16x24 Garage.



Lot 2044 Admiral Dr. \$69,000.
New Shelter with Loft and Screen Porch.



112 Admiral Dr. \$399,000 3 Bedroom, 2 Bath,
High end finishes. Beautiful Lake View!



Lot 1878 LVT. Gallatin, MO. \$55,000.
Great Lake Views.



385 Lake Viking Terr. Gallatin, MO. 64640
\$525,000 3 Bedroom, 4 Bath



Lot 27 Lake Viking Terrace Gallatin, MO.
\$349,000. Great Waterfront Location



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LISTINGS



Additional Listings:

- Lot 2541 Cessna Rd. \$15,000
- Lot 1580 LVT \$40,000
- Lot 4004 Annapolis \$7,500
- Lot 2174 Catfish \$35,000
- Lot 1133 LVT \$30,000
- Lot 1134 LVT \$35,000
- Lot 1136 LVT \$18,000
- Lot 1855 LVT \$45,000
- Lot 1857 LVT \$45,000
- Lots 1567 & 1568 LVT \$55,000
- Lot 1089 LVT \$15,000
- Lot 1607 LVT \$22,000
- Lot 1811 LVT \$20,000
- Lot 1108 LVT \$10,000
- Lot 1157 LVT \$9,000
- Lot 1866 Port \$27,500.
- Lot 1915/1916 \$25,000.
- Lot 4003 Anapolis \$9,900
- Lot 2701 Fox Rd. \$16,000
- Lot 2920 Wayside Dr. \$28,000
- SU 2520 Gulfstream \$35,000
- Lot 3068 Doe Ct. \$40,000
- Lot 3069 Doe Ct. \$45,000.
- Lot 3070 Doe Ct. \$45,000.

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- IN DRIVEWAYS • DEMOLITION OF CONCRETE •
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September
2026
Lake
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News

Content by
Troy Lesan

Composition by
Cassie Martin



VVA Meeting (continued from page 1)

member's lot. Maximum height of any fence is 6 feet. Invisible pet fencing is allowed. All fence material must be placed a minimum 6 inches inside of the property line, and no closer than 25 ft. from the waterline as measured at full reservoir. A legal survey is required if there is not one on file. The property owner is required to make all four lot corners visible, for the Building Committee to ensure proper compliance.

Robert motioned to approve this rule change. Dan seconded the motion. Motion passed. Mr. Woodruff also announced that they are expecting one more member to join the committee in the near future, and then there will be one more opening on the committee.

Fire Chief Dennis Schlaiss (Lot #1080) reported for the Fire Department. The department responded to 15 calls in August, all of which were medical emergencies with no fires reported. The department continues to focus on enhancing communication to boost volunteer turnout and improve emergency response times, and the Active911 app remains an essential tool. Assistant Chief Tyson Martin applied for a matching communication equipment grant through the Missouri Department of Conservation, with award determinations expected in November. He is also updating the department's Standard Operating Guidelines and collaborating with other fire departments to secure donated gear. Progress continues on the Fire Department bathroom installation, which is nearing completion and is scheduled to be finished before the upcoming clubhouse septic system work. The department will test all fire hoses at its next meeting on October 8, 2026, so maximum volunteer attendance to assist in this project will be helpful. The department plans to coordinate with the Activities Committee to host the Annual Chili Supper fundraiser in November. This fundraiser is needed because the department operates on a \$10,000 annual budget. Chief Schlaiss welcomed Brian Williams (Lot #701) as the newest fire department volunteer. Dave Daniel extended formal thanks to both the Fire Department and Safety teams for their prompt work clearing downed trees after the recent storm. A discussion about how many AED's the Association owns started, and it was clarified that we own a total of 5 AED units, which are strategically distributed. One is in the clubhouse, one in the main office, one inside each emergency response vehicle, and one in the Safety boat.

Robert reported for the Lake Committee. Two fines were issued for failure to respond to the 30 day letters. One for not displaying their lot numbers on their dock and the other one for property upkeep. Twelve more accounts are scheduled to go to the Infraction Committee next month because of no response.

Dave Daniel reported for the Dredge Committee. He said that the committee met and went over their annual budget.

Gary Buck (Lot #2257) reported for the Fishing Committee. The committee finalized plans to stock 3,000 Walleye and 3,000 Yellow Perch this year, with all introduced fish measuring between 6 and 8 inches in length. Tom made a motion to approve Teric Townsend (Lot #126) to the Fishing Committee. Dan seconded the motion. Motion passed.

Dave Daniel requested a Special Road District update from Ron Spidle (Lot #341). Mr. Spidle reported that Vance Brothers will perform a double chip-and-seal on 165th Street and 190th Street sometime between October 15 and October 31, 2026. Mr. Spidle noted the district plans to focus on resurfacing the main entrance as well as Nickel, which is the Pattonsburg entrance, next year.

Brian gave the Managing Director's Report. The Maintenance Department sprayed weeds at various community areas, the clubhouse, around guard rails, and at the beaches, followed by mowing the neighborhood roads and lots. At the pool, the team assembled and installed two new pergolas, and removed downed trees and tree limbs following recent storms. Crews raked the community roads and beaches, topped off recent tube replacement areas with base rock, filled existing potholes, and cleaned out several clogged road tubes that were holding up water. The team repaired community buoys and replaced a water hydrant located at Campground 1. The department also serviced maintenance equipment, repaired local signage, assisted the Special Road District with road projects, and placed 25 tons of cold patch material.

The Safety Department issued 26 warnings and 29 infractions, which included sending seven 30-day compliance letters on behalf of the Lake Committee. They stickered 60 watercraft, conducted five zebra mussel washes, and towed two watercraft. They responded to six medical calls, and posted 10 approved building permits, along with a Stop Work Order sign for an unapproved septic system after receiving authorization from the Building Committee. Safety processed 42 member requests to add guests to HOALife accounts. Patrol units completed 2,318 miles of land patrol and logged 28 hours of water patrol, and ensured the pool, clubhouse, and main office were fully secured at the end of each day. The Ford Escape was serviced, team members assisted with a sinking boat at the Yacht Club, and successfully returned a separate loose boat to its owner. Staff set up and removed tables and chairs for the monthly Board meeting and cleaned the fire training room for other committee meetings. Safety

ordered and replaced the exit gate at the marina boat ramp, and assisted the Maintenance Department with storm debris cleanup, removing the scrap metal pile, and installing "No Parking" signs near the Safety building. Following private events, Safety conducted standard inspections of the clubhouse, routinely checked the pool area for unapproved guests, removed unauthorized real estate and political signs, and picked up trash along roads and in ditches. The department responded to multiple community complaints, inspected all Association AEDs, verified oxygen tanks in Safety vehicles, and attended the Fire Department's monthly meeting and training session.

The Office processed the sale of three Association-owned lots for a total of \$9,200, followed by issuing invoices to campground full-time members and Lake Viking News advertising accounts. They sent a list of suspended trash accounts from Rapid Removal to the Safety Department. Staff also managed clubhouse rentals, updated the Lake Viking website, and updated, printed, and bound the official handbooks. General administrative updates included refreshing the public list of lots for sale and the current committee member list, assisted walk-in customers and answered phone calls and emails. Other operations included processing 27 property deeds and posting community announcements via Facebook and HOALife emails. The office staff kept the official minutes during the monthly Board of Directors meeting, reviewed and processed standard invoices, prepared and executed all bank deposits, and ran payroll, which included inputting hours, calculating the IRA match, and reviewing ADP journal entries. Staff ordered supplies and prepared and submitted the mandatory monthly sewer lagoon measurements to the Department of Natural Resources (DNR). Staff compiled and distributed monthly financial documents for both the Campground Committee and the Finance Committee, and created variance explanations utilizing a \$10,000 and 10% threshold for the Finance Committee. The 2027 annual budget was completed, a detailed multi-lot owner account statement was prepared for upcoming property liens, and the digitization project of historical building permits continued. Yvonne participated in a Worker's Compensation insurance audit that reduced the Association's annual premium by \$5,000, and Donita contacted 56 past-due accounts, successfully collecting \$17,468 from 19 of those members.

Capital Expenditures went well this year. The Association successfully purchased all planned assets within the budget while maintaining a surplus of \$18,000 in remaining funds. We will use the remaining funds to purchase items that would have been in next year's Cap-Ex budget: a new snowplow, camera upgrades at the maintenance yard, and camera upgrades at the marina boat ramp.

Vance Brothers will be at Lake Viking between October 15 and October 31, 2026 to chip and seal 6 miles of roads.

Concerning the Clubhouse Septic project, the Missouri Department of Health has verbally approved the specialized plans submitted by Tom Fritts to address their concerns regarding water flows. The design plans are currently undergoing evaluation by a professional engineer. Upon receiving the engineer's stamp, the documentation will be resubmitted to the state to secure the permit. While these modifications will increase the final cost of both equipment and installation, the Association remains optimistic that the official permit will be issued within the coming weeks. The project contractor is optimistic about adjusting his schedule to accommodate the installation before the end of the calendar year. To ensure uninterrupted construction, the office has implemented blackout dates for clubhouse rentals through December 31, 2026.

Tom made a motion to approve the August 2026 financial statements. Dave Daniel seconded the motion. Motion passed.

Board Discussion opened regarding Non-Disclosure Agreements (NDAs) for all Board and committee members. The Board reminds all committee members that they have been provided with this document, but anyone needing a replacement copy should contact the Association office. It was noted that Board members also signed the NDA, which serves to ensure in good faith that everyone is actively protecting member information. The Board established a deadline of September 30, 2026, for all signed agreements to be submitted. If an individual refuses to sign or misses this deadline, the Board will communicate the appropriate next steps.

The next item on Board Discussion was regarding the Annual Meeting details. Michelle read the following:

Over the past several years, the Board has remained focused on responsible financial stewardship and protecting the long-term health of our community. This work has included cleaning up and maintaining our existing amenities, addressing deferred maintenance and infrastructure needs, improving operational efficiencies, and ensuring our employees have safe, dependable equipment and a safe working environment.

(continued on page 7)

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VVA ANNUAL MEETING:

Sunday, October 4, 2026

@ 1:00 PM

at the Clubhouse.

All members in good standing are welcome and encouraged to attend.

If you want to be on the agenda, you must notify the office 10 days prior to the board meeting, before the agenda is publicly posted.

VVA Meeting

(continued from page 5)

Because of these efforts, the Association has been able to complete or begin a significant number of improvements without increasing annual dues and assessments.

- Pool Renovation
- Safety / Fire Department Building Renovation
- Office Technology Upgrade
- Replaced Community Area Signs
- Purchased New Track Loader
- Purchased New Tractor
- Purchased Maintenance Work Boat
- Purchased 3 Vehicles (1 shared by Safety/Maintenance)
- Purchased Fire Department Tanker
- Purchased Maintenance Snowplow Equipment
- Replaced Outdated Storm Sirens
- Replaced 2 Brush Cutters
- Installed Buoys and Buoy Lights
- Replaced Video Equipment at Safety Building / Office
- Renovated Docks at Community Areas
- Chip and Seal 6 Miles of Roads (pending October 2026)
- Clubhouse Septic (pending Fall 2026)

At the upcoming annual meeting, members will be asked to consider the following four votes:

Vote #1: 2027 Budget – No Increase of Dues and Assessments

- Dues and assessments for 2026 were \$1,051.77. These fees will remain the same in 2027.
- This is the second consecutive meeting and the third membership year that we are recommending a budget with no increase in dues and assessments.
- A “yes” vote on the budget ensures the Association can continue to move in a positive direction.

Vote #2: Align the Membership Year with the Calendar Year, Fiscal Year and Budget

The Association changed the fiscal year to the calendar year in 1997. However, the membership year continues to run from May 1 though April 30. As a result, the membership year has not aligned with the fiscal year and budget year for over 30 years.

Memberships in good standing are paid through April 2027, so for alignment to occur, members would only need to pay for May through December next year. The May 1 due date for dues and assessments will not change.

- A “yes” vote to align the membership year with the fiscal year will:
 - Create a Bylaw in Article I, Section 3: “Membership Year: The membership year for all members is January 1 through December 31 each year.”
 - The prorated membership cost for these eight months will be \$701.18, which is \$350.59 less per lot.

- Change the previously approved budget by reducing income by four months of membership payments. Budgeted expenses will not be changed, so this will result in a budget deficit for 2027.
- Allow member payments for January through April, which are currently in the Association’s reserves, to be used.

Vote #3: One-Time Assessment to Replace the Office Why the Office Must Be Addressed

For the past several years, the Board has remained focused on cleaning up, maintaining, and improving the Association’s existing amenities and facilities before pursuing new projects. The office is one of the last major existing facilities that still needs to be addressed.

The current office is a mobile home structure and is the only mobile home located on a waterfront lot and the only mobile home at Lake Viking that is not located on a designated Mobile Home Lot. Although the building appears acceptable from the outside, its age, construction, and underlying conditions present significant concerns.

Conditions of the Existing Office

- The mobile home rests on a cinder-block crawl-space foundation that is prone to shifting. A tree root has also pushed against the north side of the foundation.
- There is no vapor barrier or moisture-control system on the ground beneath the building.
- The floor joists have moisture damage that has weakened them.
- The subfloor has deteriorated and contains areas of rot, resulting in soft spots and an uneven, wavy floor surface.
- The smaller and thinner wall studs and ceiling trusses commonly used in older mobile homes are not designed to support the weight of today’s standard roofing materials, drywall, and other finishes. Adding that weight without replacing the framing could cause inadequate weight distribution, sagging, or structural failure.
- The electrical wiring is outdated, undersized, unsafe, and does not meet current code requirements.
- The small closet housing the HVAC equipment does not meet current code requirements.
- The insulation is outdated, deteriorated, and ineffective.

Why Remodeling Is Not the Best Long-Term Solution

For several months, the Board has evaluated whether the current office could be safely and cost-effectively remodeled or whether replacement would provide the better long-term solution. Unfortunately, this is not a structure that can simply be stripped down to the studs and renovated. Remodeling the existing mobile home would at minimum require:

- Installing a vapor barrier and moisture-control system
- Replacing or substantially improving the foundation
- Replacing damaged floor joists and subflooring

(continued on page 8)

Active Aging Resource Center Menu

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October 2026



	Monday	Tuesday	Wednesday	Thursday	Friday
Serving times: 11 a.m.-12:15 p.m. Monday-Friday Dine-In or Carry-Out	Medicare Savings Plans can help pay your Medicare premiums, deductibles, and co-pays if you meet income & resource guidelines. Monthly Income: under \$1,816 single, \$2,2455 couple. Resources: under \$9,950 single, \$14,910 couple			1 Ham Steak Green Beans Creamed Peas Fruit Cup	2 Chicken Patty Scalloped Potatoes Cauliflower Fruit
Suggested Contribution \$4.50 per meal	5 Tuna & Noodles Mixed Veggies Parsley Potatoes Rosy Pears	6 Chicken Livers/Strips Mashed Potatoes Buttered Peas Fruit Cup	7 Pork Loin Au gratin Potatoes Green Beans Fruit	8 Chicken & Noodles Mashed Potato California Blend Pineapple, Cookie	9 Hamburger Peas & Carrots Pickled Beets Fruit
Blood Pressure Checks-Daviess Co Health Dept October 21 from 11 to 12	12 Closed for Columbus Day	13 Baked Ham Creamed Peas & Pot. Green Beans Fruit Cup	14 Meatloaf Mashed Potatoes Mixed Vegetables Mandarin Oranges	15 Beef Stew Lettuce Salad Biscuit Spiced Apples	16 Spaghetti & Meatsauce Spinach Salad Carrots Garlic Bread
Board of Directors Meeting, Thursday at 10 a.m. Oct 15	19 Sloppy Jo on Bun Diced Potatoes & Onions Winter Mix Fresh Fruit	20 Sliced Turkey Mashed Potatoes Green Beans Fruit	21 Fish & Cornbread Tater Tots Baked Beans Applesauce	22 Chicken Fried Steak Mashed Potatoes Brussel Sprouts Fruit w/ Gelatin	23 Italian Beef O'Brien Potatoes Cauliflower Fruit
Game Night Thursdays 4-7					
Salad Bar Thursdays for Dine-In or Carry-Out	26 Meatloaf Mashed Potatoes Corn Fruit Cup	27 Sausage Gravy & Biscuit Scrambled Eggs Cubed Potatoes Juice	28 Chili & Crackers Beets Pumpkin Bar Fruit	29 Ham & Beans Roasted Red Potatoes Cole Slaw Cornbread, Cookie	30 Oven Fried Chicken Mashed Potatoes/Gravy Green Beans Fruit
Bread, 2% milk, and one whole grain serving available with all meals. Menus subject to change.	Medicare Open Enrollment Period is October 15 through December 7. This is the time to check your Medicare prescription drug coverage and make any changes to be effective 1/1/2027. We can help. Contact Deanna for more information 660-663-2828.				

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VVA Meeting (continued from page 5)

- Replacing the wall and roof framing
- Installing a new roof
- Replacing the insulation
- Replacing the electrical system
- Installing new drywall
- Installing new interior and exterior finishes
- Correcting HVAC and other code-related deficiencies

Given the age and construction of the existing mobile home, the Board has determined that investing substantial funds to rebuild the current structure would not provide the same safety, dependability, useful life, or long-term value as replacing it. In addition, we are capped with insurance coverages for this type of structure regardless of the funds used to remodel.

Work Completed to Develop the Recommendation

The Board has been discussing and evaluating the office throughout the year. A final recommendation could not be made until several important planning and financial processes were completed.

The work has included:

- Reviewing the structural, electrical, moisture, HVAC, and safety concerns within the existing office.
- Evaluating the feasibility and estimated cost of remodeling compared with replacement.
- Gathering input from Association employees regarding operational needs, room sizes, hallway widths, storage, and workspace functionality.
- Working with the Strategic Planning Committee to develop a preliminary floor plan that is similar to the existing layout, with modest increases in room sizes, hallway widths, and storage.
- Using the preliminary floor plan to establish the approximate square footage needed for budget-estimation purposes.
- Applying general Kansas City-area construction costs per square foot to the proposed building size.
- Sharing the preliminary information with Finance Committee members, Board members, and Bret Bush for review and input.
- Consulting members with relevant building and construction experience regarding estimated project costs.
- Finalizing the 2027 annual budget so the Board could evaluate whether to recommend a one-time assessment, a multiyear assessment, or no assessment in 2027.

After completing this work and considering the available options, the Board determined that replacing the office is the safest and most financially responsible long-term solution.

Proposed Budget and Assessment

- Based on the preliminary floor plan, estimated construction costs, and input received, the Board recommends a total project budget of \$425,000.
- The one-time assessment needed to fund the project is \$250 per lot.

Why 2027 Is a Favorable Time

The Board recognizes that any assessment affects members, particularly those living on fixed incomes. If Vote #2 to align the membership year with the fiscal year is approved, 2027 provides a particularly favorable opportunity to complete this necessary project while reducing members' overall payments for the year.

The eight-month prorated membership payment for membership-year alignment would save each lot \$350.59. After adding the proposed \$250 office assessment, each lot would still pay \$100.59 less in 2027 than it would under the current full-year membership schedule.

This means members could align the membership year, replace the office, and still spend \$100.59 less per lot in 2027.

If the office is not addressed now, replacement will still be necessary within the next several years. Delaying the project could result in further deterioration, higher construction costs, and a future assessment in addition to full annual dues and assessments.

Project Oversight and Member Accountability

If the assessment is approved, Bret Bush has agreed to oversee the project in the same manner that he oversaw the Safety Building renovation.

Bret will chair an ad hoc committee of members who will work together to make recommendations to the Board regarding:

- The final floor plan
- Building specifications
- Demolition of the existing office
- Temporary relocation of the office team
- Project scheduling
- Completion of the project within the approved budget

A monthly accounting of project income and expenses will be provided to members at the Association's monthly Board meetings.

If funds remain after the project is completed, those funds will be transferred to the Deferred Capital Maintenance Fund for other infrastructure needs identified in the five-year plan developed by the Strategic Planning Committee.

If additional funds are required to complete the approved project, the Deferred Capital Maintenance Fund will be used.

A "yes" vote will allow the Association to replace an aging and deteriorating structure with a safe, functional, and dependable office while taking advantage of a year in which members' total payments can still be lower.

Vote #4: Amendments to the Bylaws

The Board is recommending amendments to the Association's Bylaws based on guidance provided by the Association's legal counsel. These revisions are intended to update the Bylaws for consistency with current Missouri law, clarify existing provisions, and help ensure the Association's governing documents remain current and legally compliant.

A complete copy of the proposed Bylaw amendments will be sent to each member through HOA Life before the vote. Printed copies may also be requested from the Association office, so members have an opportunity to review the proposed changes.

A "yes" vote will approve the recommended Bylaw amendments and help ensure the Association's governing documents remain clear, consistent, and aligned with current legal requirements.

Update on the Covenants and Restrictions

The Board is also working with the Association's legal counsel to review and update the Covenants and Restrictions. This is a separate process from the Bylaw amendments included in Vote #4.

The Covenants and Restrictions do not expire. They were revised in 2006 to continue in perpetuity, meaning they remain in effect unless properly amended in accordance with their requirements.

The Board understands the importance of these documents and is taking the time necessary to complete a careful and thorough review. There is no need to rush this process, and no amendments to the Covenants and Restrictions will be presented for a vote at this annual meeting because the process to change the Covenants and Restrictions is controlled by Restriction #10.

(continued on page 11)




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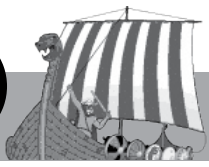


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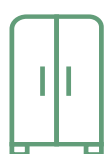
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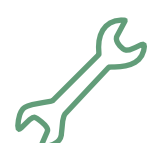
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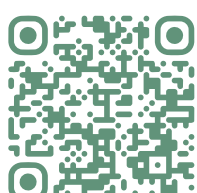
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VVA Meeting (continued from page 8)

The Board expects to continue this work and provide members with additional information during the first quarter of 2027. Members will receive the proposed changes and supporting information before any future vote is requested.

The Board respectfully recommends a “yes” vote on each of the four proposals. We encourage every member to review the information provided, ask questions, and participate in the voting process. Your support will allow the Association to continue building on the progress made over the past several years while protecting the strength and long-term stability of our community.

If you have any questions along the way, please contact the Association office. The office will serve as the point of contact and ensure questions are directed to the Board for a response.

Members present had a discussion about the dues and assessments due date, as well as the estimated cost of the office building. It was clarified that the dues and assessments would continue to have a May 1 due date. A concern was raised that the \$425,000 budget would not be enough to complete a rebuild. It was pointed out that the office would not cost as much as a new home, due to the fact that an office does not have the same expenses as houses such as multiple bathrooms and an expensive kitchen.

Guest Time had 3 members on the agenda who were not present. The agenda had Lori Piercy (Lot #2461) to discuss Campground Fees, JR Korthanke (Lot #2280) to appeal a Stored and Abandoned Boats infraction, and Manfred Maier (Lot #496) to discuss Guest Authorization Photos. Discussion ensued about the terminology of “boat” being changed to “watercraft” in the Stored

& Abandoned Boats rule. Dan made a motion to approve this change. Tom seconded the motion. Motion passed.

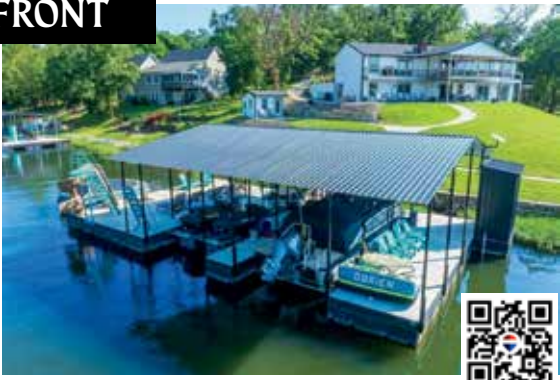
Guest Time continued with Carolina Casals (Lot #348) to appeal a dog bite infraction and contest the permanent exclusion of her animal. Mrs. Casals explained that the incident occurred on their move-in day while awaiting an invisible fence installation. She said her dog unintentionally escaped from her property, resulting in the dog biting the neighbor, and that bite drew blood. She emphasized that the dog has no history of biting people and that its defensive behavior likely stems from previously being attacked by other dogs. She noted they are currently working with the dog to train it as a service animal and asked the Board to use its discretion, view this as an isolated incident, and allow the animal to stay. Mrs. Casals clarified that her dog has returned to the property so she could prove that her invisible fence is working. Michelle emphasized that the infraction was issued because a dog bite occurred, and the Board has a strict legal obligation to minimize liability for the Association. While expressing personal empathy as a fellow dog owner, Michelle noted that the dog has a confirmed history of biting and that the Board has historically removed other animals for the exact same offense. The Board expressed empathy but focused on the legal liability the Association faces once a dog has a documented history of biting. The Board noted that the handbook rule mandating the removal of vicious animals must be enforced consistently, and pointed out that keeping the dog on the property prior to the appeal constituted a second-

(continued on page 12)

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Lot 2461 & 2462- Surveyed, w/Elec.\$45,500
Lot SU 2511 - Special Use lot.....\$35,000
Lot 2009-w/Shelter.....\$29,900

Lot 1839- w/Storage Shed..Reduced!..\$27,500
Lot 1569- Across from Co Area 11.....\$13,000
Lot 2901- Near Marina.....\$12,000
Lot 2396- ½ Acre.....\$11,000
Lot 1028- Community Area nearby.....\$10,000

Lot 2537- Surveyed & Near Beach 2...\$8,000
Lot 2209 & 2210- Surveyed Lots.....\$7,800
Lot 2240- Near the Dam.....\$5,000
Lot 2667-Affordable.....\$3,000



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VVA Meeting (continued from page 11)

ary violation. Michelle made a motion to uphold the infraction and permanent exclusion of the dog. Tom seconded the motion. Motion passed.

Dave Daniel addressed the member Guest Time process at our Board meetings. He noted that the Association needs to implement a policy to limit the number of times members can request Board time, particularly when they ultimately fail to appear at the scheduled meeting. The Board agreed to address this matter at the November meeting.

Michelle reminded the membership that the next meeting is the Annual Meeting on Sunday, October 4, 2026 in the Clubhouse at 1:00 PM.

Tom motioned to adjourn the meeting at 3:23 PM. Dan seconded the motion. Motion passed.

A sign-in Attendance Sheet is on record at the Office for reference. Let the record show that these minutes are a record of the business transacted at this meeting and are a sampling of the discussions. Comments and discussions are not reflected in whole or as actual quotations in the minutes, nor do they reflect all comments by members.

Respectfully submitted by Tom Rice
Assistant Secretary, Board of Directors
Viking Valley Association

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29887 R8-26



Meet the candidates for VVA Board

Michelle Sullivan Lots 1826, 1827, 1828

Current career setting: EVP, Chief Risk Officer at OMB Bank/ 30 years in finance, banking, and risk management.

Number of years an Assn. member: 25 Years

Previous VVA board or committee service: 3 years on VVA Board, current VVA President for 2 years and past VVA Secretary for 1 year. In addition, served on the Finance & Campground Committees.

Additional personal or family data you would like to share with membership: My husband and I have spent more than 30 years at Lake Viking, first through his family and later through our own membership. We have had the wonderful opportunity to watch our children grow up enjoying the lake, and now our three grandchildren are creating memories of their own as the fourth generation of our family to experience this special community.

Family is an important part of who I am and has shaped the way I approach service and leadership. My family has taught me the value of responsibility, hard work, listening to others, and looking out for the interests of the entire community.

What qualities of Lake Viking led you to become a property owner? Lake Viking has long been an important part of our family's life. We spend nearly every weekend and often more at the lake. We value the strong sense of community, safety, and friendliness that comes with being part of a smaller lake community. Lake Viking is a place where families can connect, build lasting friendships, and create memories across generations.

Describe aspects of your background that uniquely prepare you for board service. I currently serve as Board President and have enjoyed working alongside many of you during the past several years. When I am not at the lake, I serve as a Chief Risk Officer and have held leadership roles in risk management, compliance, and finance throughout my career.

My professional experience includes regulatory and banking compliance, operational risk management, policy development, financial controls, loss prevention, insurance programs, and technology innovation. Much of my career has focused on developing practical strategies and integrated solutions to identify risks, solve problems, protect organizational resources, and plan responsibly for the future.

Both my professional career and Board service have reinforced the importance of listening, communicating clearly, making thoughtful and informed decisions, and following through even when the work or the decisions may be difficult. I believe this experience allows me to bring a balanced, practical, and financially responsible perspective to the Board.

What do you feel is the greatest challenge facing our association? Our greatest challenge is balancing the maintenance of our existing amenities and infrastructure with the need to plan and invest for the future. We must keep members informed, help them understand the importance of long-term investments, and make responsible decisions that protect the financial health of the Association. At the same time, we must work to preserve the original charm and sense of community that brought so many of us to Lake Viking.

What are the top two issues you want the board to focus on?

First, I want the Board to ensure that the new five-year plan prioritizes the long-term health of the lake, stays ahead of necessary repairs and improvements, and provides a responsible financial plan for future investments.

Second, I want the Board to continue encouraging greater community involvement and participation. We have a fiduciary responsibility to make decisions that preserve and protect Lake Viking—not only for those who enjoy it today, but also for future generations.

Describe your vision for Lake Viking. Preserving the lake is my number one priority. My vision is for Lake Viking to remain a safe, welcoming, financially sound, and well-maintained community where families can continue creating unforgettable memories for generations to come. I want us to thoughtfully prepare for the future while preserving the character, traditions, and natural beauty that make Lake Viking such a special place.



Dr. Dana Granberg-Nill Lot 521

Current Career Setting: Chief Operating Officer, GoldCare Health & Wellness

Number of years an Association member: 22 years

Previous VVA board or committee service: None

Additional personal or family data you would like to share with membership: I practiced family medicine in the Liberty area for 20 years before becoming COO of GoldCare Health & Wellness in 2021. I am married to Michael Nill, a retired engineer. My two children grew up on Lake Viking, and now my two stepchildren, both of my parents, my brother, sister-in-law, and their children all visit and enjoy the lake. In mid-August, we moved to Lot 521 and look forward to making new memories there.

What qualities of Lake Viking led you to become a property owner? Twenty-two years ago, Lake Viking felt like a well-kept secret: beautiful, close-knit, and family-centered. My late husband and I purchased our first home with my parents so our children could experience lake weekends as I did growing up -- although mine were spent at various lakes in Kansas, first in a tent and later in a pop-up camper. We value Lake Viking's natural beauty where we can spend time as an extended family.

Describe aspects of your background that uniquely prepare you for board service. Twenty years as a family physician and my current administrative role have required careful listening, sound judgement, collaboration, and fiscal responsibility. My husband serves as vice president of our Orange Beach HOA, which has navigated major financial and structural challenges with courtesy and openness, and I hope to bring those observations and experiences to the board. As a 22-year association member, I also bring long-term perspective, institutional memory, and a genuine commitment to Lake Viking's future.

What do you feel is the greatest challenge facing our association? Some members do not feel genuinely heard. In 22 years, I reached out only twice during times of need; both responses felt unnecessarily difficult and, in important respects, inaccurate. Communication can sometimes feel adversarial or predetermined. Courtesy, accuracy, genuine listening, and a willingness to reconsider and think outside the box can prevent needless division. As a chief operation officer at a startup company, I have learned that flexibility is essential. Board integrity and strong community relations are vital to accomplishing the mission.

What are the top two issues you want the board to focus on?

1. Board/Community Relations (Approachability, transparency, timely communication so members feel heard and understand decisions.)
2. I want the board to focus on issues brought forth by the Lake Viking Community.

Describe your vision for Lake Viking. A safe, beautiful, and peaceful lake where family and friends enjoy nature for generations to come, supported by competent, creative, transparent, open-door leadership. I would love to help develop creative activities or services that strengthen our sense of community.



Robert Walton Lot 217

Current career setting: Retired

Number of years an Assn. member: 21 years

Previous VVA board or committee service: Current Board, Building & Lake Committees

Additional personal or family data you would like to share with membership: To share the lake experience with my wife (Vikki), my two boys (Rob & Ryan) and their families.

What qualities of Lake Viking led you to become a property owner? Wanting to live on a lake and enjoy all things like boating, swimming, fishing, and being able to walk out of my house and have the lake right there.

Describe aspects of your background that uniquely prepare you for board service: 27 yrs in middle management of a corporation. Serving on Lake Committee and then on the Building Committee

What do you feel is the greatest challenge facing our association? Keeping the community involved with decisions for needed improvements while maintaining a level budget.

What are the top two issues you want the board to focus on? Road repair and maintenance of the lake's amenities.

Describe your vision for Lake Viking: Maintain a steady population growth with more full time residents.



VVA ANNUAL MEETING:

Sunday, October 4, 2026

@ 1:00 PM

at the Upper Level Clubhouse.



Almost everything... you need to know about Lake Viking

Lake Viking 2026 Boards and Committees

Activities Committee

Tina Daniel (Chair), Mary Hibler, Dustin Hibler, David Hibler, Gail Bush, Resa Wiltse, Connie Weidmaier, Dave Daniel, Cassie Martin, Logan Martin, Michelle & Tony Butler, Dan Weidmaier (Board Contact).

Board of Directors

President, Michelle Sullivan; 1st Vice President, Dan Weidmaier ; 2nd Vice President, Dave Schaefer; Secretary, Christina Lindsay; Assistant Secretary, Tom Rice; Treasurer, Robert Walton; Assistant Treasurer, David Daniel.

VVA Board of Directors Meetings are held the second Sunday of each month, at 2:00 p.m. at the clubhouse. All members in good standing are welcome to attend.

Building Committee

Gregory Hall, Tim Champagne, Kelly Rich, Richard Woodruff (Chair), Kelly Mathenia, Jack Bowers, Robert Walton (Board Contact). Building Committee Meetings are held the 2nd and 4th Monday of each month in the Safety building. Building permits are required to be approved by the Building Committee prior to the start of any construction as stated in the Covenants, Restrictions, By-Laws, Rules and Regulations of the Viking Valley Association.

Campground Committee

Charles Sudduth (Chair), Mary Hibler, Kathy Price, Flint Hibler, Chad Watson, Jessica Hibler, Margie Albertson, Don Hinton, Christina Lindsay (Board Contact)

Dredge & Erosion Committee

Bret Bush (Chair), Robert Hayes, Gary Buck, Jack Bowers, Doug Wiltse, Dave Thomas, Dave Daniel (Board Contact)

Finance Committee

Dave Schaefer (Interim Chair & Board Contact), Flint Hibler, Dan Weidmaier, Troy Lesan, Deena Stous, Michelle Sullivan, Dan Ackart, Robert Walton, Peter Alemnoff, Steve Danner.

Fishing Committee

Bret Bush (Chair), Gary Buck, Jim Powers, Harlan Horst, Dan Minor, Tom Rice (Board Contact), Donnie Moss, Steve Valentine, Teric Townsend.

Handbook Committee

Christina Lindsay (Interim Chair & Board Contact), Donna (Archibald) Redden, Kim Spidle, Terri Schlaiss, Michelle Sullivan.

Infraction/Safety

Allan Slavin (Chair), Marvin McNabb, Ed White, Mike Booth, Linda Evans, Mark Hagen, Dan Weidmaier (Board Contact), Jason McTheeney (Safety Coordinator)

Lake Committee

Troy Lesan (Chair), Don Leeper, Carolyn Leeper, Mike Krehbiel, Sherry Krehbiel, Robert Walton (Board Contact). Meetings held the 2nd Wed. of the month at 2:00 p.m. Email: lakecommittee@gmail.com.

Special Road District

Ron Spidle, Troy Knight, Tony Gronniger

Strategic Planning Committee

Jack Bowers (Chair), Gail Bush, Tony Gronniger, David Thomas, Dave Schaefer (Board Contact), Nicole Prewitt, Peter Almenoff

Volunteer Fire Department

Rusty Hendricks, DJ Schlaiss, Luke Threlkeld, Mark Closterman, Nick Walker, Stephanie Closterman, Colt Baker, Dennis Schlaiss (Chief), Jessica Compton, Justin Sims, Dave Parmenter, Tim Champagne, William Goff, Jeremy Summers, Peggy Lankford, Colt Baker, Kegan Jones, Rex Fults, Mike Head, Brian Williams, Tyson Martin (Assistant Chief), Jason McTheeney, Brian Holcomb, Tom Rice (Board Contact). The Fire Department meets the Friday before the Board meeting at 2 pm in the FD training room. If you are interested and have the time to serve your community, attend the next meeting.

Property Owners

You are responsible for your guests and their actions. It is your responsibility to educate them on the rules and regulations of Lake Viking. Lake Viking is private property, but all lots are owned by some other individual. Please do not drive or ride ATVs or bicycles on neighboring lots, or walk across lots to fish or use others' property without first getting the property owner's permission.

Please Keep Control of Your Pets

All property owners shall control their pets to the extent that the welfare of persons or other pets is not endangered and the animal is not allowed to cause damage to the property of another person. Pets shall be in the control of the owner or controlled by leash when not on member's property. Members are responsible for the conduct or non-control of the guest's pets. Violation of this rule may be subject to an Infraction Ticket issued to the property owner.

Public Water Supply District #3

Kyle W. Parkhurst, President, term expires 4/2026 - Sub-District #3; Harlan Horst, Vice President, term expires 4/2026 - Sub-District #5; Mark Closterman, Secretary, term expires 4/2027 - Sub-District #2; Gary Buck, Director - term expires 4/2027 - Sub-District #1; Mike Lammers, Director term expires 4/2028 - Sub-District #4; Zack Morrison, Superintendent; Gary King, Water Operator; Diane Hulett, Clerk. Board meetings are held on the 3rd Tuesday of each month at 4 pm at PWSD #3 office.

Office Hours: 8am-4pm • Monday thru Friday.

All payments for metered water bills are to be made payable to Public Water Supply District No. 3 of Daviess County, Missouri. You may abbreviate as PWSD #3. If you have any questions, contact the PWSD No. 3 office, 116 Waterworks Dr., Gallatin, Mo. 64640 (located at the water plant). Phone 660-663-2771.

Online payments can be made at: <https://pwsd3daviess.epayub.com>

For the convenience of customers of Public Water Supply District No. 3, a drop box is available at the front door of the office located at the water plant for the payment of water bills. Payments received after 4 p.m. in the drop box will post the following day.

For the convenience of Association members, a drop box is available in the front door of the association office for the payment of association bills.

Mowing Regulations

You are required to have your lot mowed by May 1st, June 1st and September 1st of each year. If you do not keep your lot mowed, or hire a contract mower, the Association will mow it, and bill you \$90.00 for each mowing.

The Association does not want to be in the mowing business.

Please self-mow your lot or hire a contract mower to do it for you. All contract mowers are required to submit a customer list to the Association office. If you are not on their initial list, you may be accidentally billed by the Association, so please contact your mower early.

The below listed mowers have registered with the Association office and can usually be reached in the evening. There may be other mowers who advertise in the Lake Viking News.

Contract Mowers Can Save You Money

Eric Critten	660-663-9122
Randy Gatton	660-663-9348
Mark Hoig	816-726-2644
Gary Salmon	660-663-9363
Jeff Hoppenthaler	660-663-7951
Rick Roberts	816-558-2825
Mow Betta Lawn Care	816-465-0178
Pain In The Grass, Steven Carlton	660-322-2988
Mark Froman	816-724-5122
Brendon Holdeman	706-836-9876
RJ Lawncare	660-605-1276
The Trim Reapers	660-605-1350
Woody's Works LLC	816-797-1020

Building Permit Notice

Building Permits are required, but not limited to the following projects: fences, storage shed, shelters, decks, boat docks, boat houses, room additions, porches and any alteration of the roof line; and any other construction that requires large earth moving equipment, concrete trucks and other equipment that requires multiple axle trailers. Failure to comply with building regulations could result in a minimum fine of \$500 and loss of lake privileges. Any construction not in compliance with these regulations could result in forced relocation of the structure.

Watch When and Where You Burn!

Anytime you are burning brush, etc., on your lot, make certain you are burning on your lot and not someone else's property. Unattended burning is prohibited and burning is not allowed when winds are in excess of 15 mph and shall be subject to an Infraction Ticket and fine.

Member Reminders

- All Motorcycle operator(s) and passenger(s) under age 26 shall wear a protective helmet meeting the standard of the state of Missouri.
- Goose population control is hard to manage... The first step in this process is DO NOT FEED THE GEESE!

Emergency Phone Numbers

- * **DAVISS COUNTY EMERGENCY** **911**
Ambulance - Fire - Rescue
- * **Fire - Lake Viking Fire Dept** **.911**
To Report Fire Only
- * **Lake Viking Safety Patrol** **660-322-9001 ext.1**
- * **Sheriff, Daviess Co.** **660-663-2031**
Sheriff Larry Adams **or 660-663-2149**
- * **Highway Patrol (Emergencies)** . . . **1-800-525-5555**

Important Phone Numbers

- * **Association Office.** **660-322-9001 ext. 4**
- * **Public Water Supply District #3 of Daviess County (Water Plant)** . . . **660-663-2771**
Emergency after hours **660-605-3183**
- * **Farmers Electric Co-op., Inc.**
During business hours **1-800-279-0496**
After Hours **1-800-927-5334**
- Rapid Removal** **660-654-4287 or 660-358-1590**
- * **Windstream Telephone Company**
Customer Service (Residential) .. **1-800-347-1991**
Repair Service. **1-800-782-6206**

Viking Valley Association
Balance Sheet Comparison
As of Aug 31, 2026

TOTAL		
	As of Aug 31, 2026	As of Aug 31, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
1052 BTC Bank Gen Checking	47,949.46	63,330.43
1053 BTC Bank VENMO Ckg	14,078.05	7,472.04
1068 Morgan Stanley Bucket 1	\$939,705.80	\$906,151.07
1068.1 Cash Bucket 1	0.00	175.01
Total for 1068 Morgan Stanley Bucket 1	\$939,705.80	\$906,326.08
1070 Morgan Stanley Bucket 2	\$422,545.29	\$319,028.43
1070.1 Cash Bucket 2	2,697.88	2,162.13
Total for 1070 Morgan Stanley Bucket 2	\$425,243.17	\$321,190.56
1071 Morgan Stanley Bucket 3	\$840,263.91	\$702,442.71
1071.1 Cash Bucket 3	6,458.52	5,906.05
Total for 1071 Morgan Stanley Bucket 3	\$846,722.43	\$708,348.76
1075 BTC Bank Money Market	1,365,164.28	960,534.21
1113 Farmers Bank Cemetery	0.00	0.00
1500 Petty Cash	500.00	683.00
1510 Activties Petty Cash	500.00	500.00
Total for Bank Accounts	\$3,639,863.19	\$2,968,385.08
Accounts Receivable		
11000 Accounts Receivable	0.00	0.00
Total for Accounts Receivable	\$0.00	\$0.00
Other Current Assets		
11999 A/R Clearing	0.00	0.00
12000 Undeposited Funds	20.00	1,568.11
1499 Suspense	0.00	0.00
HOALife Payments Clearing	1,754.95	
Total for Other Current Assets	\$1,774.95	\$1,568.11
Total for Current Assets	\$3,641,638.14	\$2,969,953.19
Fixed Assets		
1600 Equipment	0.00	0.00
1605 Buildings & Fixtures	0.00	0.00
1620 Land (Lots)	0.00	0.00
1700 Accumulated Depr.-Equipment	0.00	0.00
Total for Fixed Assets	\$0.00	\$0.00
Total for Assets	\$3,641,638.14	\$2,969,953.19
Liabilities and Equity		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2000 SIT Payables	0.00	0.00
2010 FIT Payables	0.00	0.00
2020 FICA Payables	0.00	0.00
2030 FUTA Payables	0.00	0.00
2040 SUTA Payables	0.00	0.00
2085 Insurance Withholding	0.00	0.00
2086 Garnishment / Support	0.00	0.00
2089 Simple IRA	0.00	0.00
2097 PPP Loan	0.00	0.00
2098 Commerce Bank (dredge)	0.00	0.00
2110 Direct Deposit Liabilities	0.00	0.00
Total for Other Current Liabilities	\$0.00	\$0.00
Total for Current Liabilities	\$0.00	\$0.00
Total for Liabilities	\$0.00	\$0.00
Equity		
3000 Investment in Fixed Assets	0.00	0.00
32000 Unrestricted Net Assets	2,323,637.37	2,286,121.62
3560 Retained Earnings	0.00	0.00
3565 Other Comprehensive Income	378,748.54	277,328.15
Net Income	939,252.23	406,503.42
Total for Equity	\$3,641,638.14	\$2,969,953.19
Total for Liabilities and Equity	\$3,641,638.14	\$2,969,953.19



Viking Valley Association
2027 Profit and Loss Budget Comparison

				Variance	
	2027 Proposed Budget	2026 Budget	2025 Actuals	2027 vs 2026 Budget	2027 vs 2025 Actuals
Income					
4000 Membership Dues	90,000	90,000	93,476	-	(3,476)
4100 Special Assessments	1,026,732	1,044,851	1,091,271	(18,119)	(64,539)
4150 New Member Fee	1,500	1,500	2,250	-	(750)
4200 Special Lake Assessments	210,528	214,243	223,653	(3,715)	(13,125)
4202 Additional Dredge Employee	39,763	40,465	42,224	(702)	(2,461)
4203 Special Lake Accrual	58,565	59,599	62,195	(1,034)	(3,630)
4300 Special Road Assessments	240,992	220,720	255,157	20,272	(14,165)
4350 Defer. Maint./Cap. Proj. Assmts	59,244	59,244	61,306	-	(2,062)
4400 Service Charge	12,000	12,000	16,021	-	(4,021)
4500 Campground Income	198,000	195,500	217,391	2,500	(19,391)
4500.01 Camp Fees {Overnight}	3,000	3,000	8,740	-	(5,740)
4500.04 Campground Mowing	200	200	150	-	51
4500.05 Campground Fundraising	-	-	4,279	-	(4,279)
4501 Campground Special Assessment Electrical	-	-	452	-	(452)
Total for 4500 Campground Income	201,200	198,700	231,011	2,500	(29,811)
4550 Mowing Receipts	6,000	-	3,960	6,000	2,040
4600 Building Permit Fee	50,000	60,000	48,345	(10,000)	1,655
4650 Clubhouse Income	8,500	7,500	8,600	1,000	(100)
4660 LV News Income	55,000	50,000	58,758	5,000	(3,758)
4700 Lot Sales Income	100,000	60,000	137,501	40,000	(37,501)
4800 Cemetery Income {Reimb}			650	-	(650)
4850 Special Road Dist. #1	30,000	5,000	30,133	25,000	(133)
4860 Fire Department Income	1,800	2,000	1,865	(200)	(65)
4870 Activities Income	18,000	25,000	20,073	(7,000)	(2,073)
4870.01 Fishing Committee	10,000	9,000	9,393	1,000	607
Total for 4870 Activities Income	28,000	34,000	29,466	(6,000)	(1,466)
4910 Contract Income-P.W.S.D. #3	6,000	8,000	7,015	(2,000)	(1,015)
4920 Maintenance Sales Income	22,000	40,000	37,605	(18,000)	(15,605)
4950 Misc. Income	10,000	25,000	22,551	(15,000)	(12,551)
4950.01 Misc. Income {Fines}	10,000	10,000	13,336	-	(3,336)
Total for 4950 Misc. Income	20,000	35,000	35,887	(15,000)	(15,887)
4960 Investment Income	-	-	-	-	-
4960.01 Dividend Income	40,000	45,000	46,571	(5,000)	(6,571)
4960.03 Realized Gains/Losses	45,000	45,000	63,496	-	(18,496)
Total for 4960 Investment Income	85,000	90,000	110,066	(5,000)	(25,066)
4970 Interest Income	25,000	24,000	29,354	1,000	(4,354)
Unapplied Cash Payment Income	-	-	(3,761)	-	3,761
Total for Income	2,377,824	2,356,822	2,614,008	21,002	(236,184)
Cost of Goods Sold					
6000 Gross Wages-Administrative	203,561	227,867	247,993	(24,306)	(44,432)
6001 Gross Wages-Maintenance	118,880	148,709	89,011	(29,829)	29,869
6002 Gross Wages-Dredge {Sp. Lake}	37,440	28,457	13,734	8,983	23,706
6003 Gross Wages-Safety	262,287	247,858	183,717	14,428	78,570
6007 Gross Wages-Campground	12,000	9,720	9,623	2,280	2,377
6010 Employer FICA Tax Expense	57,075	59,635	46,781	(2,560)	10,294
6049 Employee Retirement	6,342	6,626	3,434	(284)	2,907
6051 Employee Insurance	82,442	86,139	77,282	(3,698)	5,160
Total for Cost of Goods Sold	780,026	815,011	671,574	(34,985)	108,452
Gross Profit	1,597,798	1,541,811	1,942,434	55,988	(344,636)
Expenses					
4050 Bad Debt	-	-	-	-	-
6008 Contract Labor	-	-	40,846	-	(40,846)
6050 Administrative Expense	30,000	30,000	25,821	-	4,179
6050.1 Audit Expense	-	-		-	-
Total for 6050 Administrative Expense	30,000	30,000	25,821	-	4,179
6052 Insurance & Bonds	110,000	142,600	95,681	(32,600)	14,319
6053 Taxes, Licenses & Permits	60,000	60,000	152,739	-	(92,739)
6054 Legal & Professional	10,000	10,000	9,269	-	731
6055.1 State Income Taxes	10,000	-	15,879	10,000	(5,879)
6056 Promotional & Advertisement	20,000	20,000	22,500	-	(2,500)
6059 LV News Expense	40,000	35,000	33,645	5,000	6,355
6100 Office Expense	18,000	20,000	18,298	(2,000)	(298)
6103 Postage	3,000	5,000	2,519	(2,000)	481
6104 Cleaning Supplies	1,000	1,000	817	-	183
6200 Maintenance Expense	20,000	20,000	(5,670)	-	25,670
6200.01 Maintenance-Supplies/Repairs	42,000	42,000	24,985	-	17,015
6200.03 Maintenance-Swimming Pool	10,000	10,000	5,895	-	4,105
6200.05 Maintenance-Clubhouse	2,000	2,000	1,647	-	353
Total for 6200 Maintenance Expense	74,000	74,000	26,857	-	47,143
6249 Boat Ramp Card Return Expense	-	-	210	-	(210)
6250 Roads	260,000	260,000	296,287	-	(36,287)
6251 Roads {Special Rd. District}	30,000	7,000	18,380	23,000	11,620
6300 Ramp Gate Expense	600	2,000	626	(1,400)	(26)
6400 Safety Expense	20,000	15,000	13,530	5,000	6,470
6450 Fire Department Expense	10,000	10,000	10,842	-	(842)
6500 Special Lake Dredge Operations	79,000	135,500	4,782	(56,500)	74,218
6500.01 Spec. Lake- Dredge Supp/Repairs	-	5,000	2,659	(5,000)	(2,659)

Viking Valley Association
2027 Profit and Loss Budget Comparison
(continued)

				Variance	
	2027 Proposed Budget	2026 Budget	2025 Actuals	2027 vs 2026 Budget	2027 vs 2025 Actuals
Total for 6500 Special Lake Dredge Operations	79,000	140,500	7,441	(61,500)	71,559
6502 Special Lake Silt Containment	91,000	50,000	370,960	41,000	(279,960)
6503 Special Lake Beach/Community Area	90,000	83,240	12,372	6,760	77,628
6550 Interest Expense	-	-	18,756	-	(18,756)
6600 Electricity	5,000	5,000	1,397	-	3,603
6600.01 Electricity {Office/Map Shack}	2,000	2,000	2,073	-	(73)
6600.02 Electricity {Maintenance}	2,500	2,000	1,736	500	764
6600.03 Electricity {Boat Ramp}	1,000	1,000	535	-	465
6600.04 Electricity {Safety/Fire House}	2,500	2,500	2,170	-	330
6600.06 Electricity {Clubhouse}	2,500	2,500	2,343	-	157
6600.07 Electricity {Fire Dept. Sirens}	-	2,000	1,740	(2,000)	(1,740)
Total for 6600 Electricity	15,500	17,000	11,995	(1,500)	3,505
6700 Phones	2,300	2,300	2,451	-	(151)
6700.04 Phones {Safety}	2,000	2,000	1,368	-	632
6700.05 Phones Pool I Pad}	-	700	825	(700)	(825)
Total for 6700 Phones	4,300	5,000	4,645	(700)	(345)
6750 Water	-	-		-	-
6750.01 Water {Assn. Office}	500	1,000	484	(500)	16
6750.02 Water {Pool}	3,500	3,500	2,938	-	562
6750.03 Water {Clubhouse}	1,500	1,200	1,819	300	(319)
6750.04 Water {Maint. Barn}	1,000	1,000	646	-	354
6750.05 Water {Beach #2}	500	600	467	(100)	33
6750.06 Water {Beach #3}	500	600	473	(100)	27
6750.07 Water {Firehouse/Safety}	700	600	473	100	227
Total for 6750 Water	8,200	8,500	7,299	(300)	901
6800 Heat {Propane}	-	2,000	1,081	(2,000)	(1,081)
6800.01 Heat {Maintenance Barn}	1,000	-	697	1,000	303
6800.03 Heat {Fire House}	-	-	61	-	(61)
6800.04 Heat {Clubhouse}	3,000	4,000	2,021	(1,000)	979
6800.05 Heat {Office}	1,000	-	343	1,000	657
Total for 6800 Heat {Propane}	5,000	6,000	4,203	(1,000)	797
6900 Fuel {Gas/Diesel}	1,000	2,000	2,338	(1,000)	(1,338)
6900.01 Fuel {Maintenance}	25,000	25,000	13,219	-	11,781
6900.02 Fuel {Safety}	4,000	3,000	3,942	1,000	58
Total for 6900 Fuel {Gas/Diesel}	30,000	30,000	19,498	-	10,502
6901 Dredge Fuel	-	40,000	-	(40,000)	-
7000 Trash Expense	34,000	45,000	53,856	(11,000)	(19,856)
7100 Campground Expense	47,700	58,730	136,395	(11,030)	(88,695)
7101 Campground Utilities	78,000	60,000	52,337	18,000	25,663
7300 Deed / Lien Expense	2,000	4,000	2,491	(2,000)	(491)
7600 Cemetery Expense {Reimb}	2,500	2,500	2,500	-	-
7790 Beautification Volunteers Expense	-	-	400	-	(400)
7795 Activities Expense	14,000	14,000	8,855	-	5,145
7795.01 Fishing Committee	3,500	3,000	2,750	500	750
Total for 7795 Activities Expense	17,500	17,000	11,605	500	5,895
7800 Misc. Expense	5,000	5,000	11,418	-	(6,418)
7900 Fish Stocking	12,000	10,000	9,750	2,000	2,250
7903 Bounced Check Expense	-	-	2	-	(2)
HOALife Payments Fees	-	-	(2)	-	2
Total for Expenses	1,218,300	1,274,070	1,522,667	(55,770)	(304,367)
Net Operating Income	379,498	267,741	419,767	111,758	(40,269)
Other Income	-	-	-	-	-
Other Expenses					
1590 Current Year Cap. Expenditures	200,000	81,000	371,679	119,000	(171,679)
1590.01 Cap. Expenditures - Maintenance	-	110,000		(110,000)	-
7810 Investment Expenses	12,000	10,000	10,573	2,000	1,427
Total for Other Expenses	212,000	201,000	382,251	11,000	(170,251)
Net Other Income	(212,000)	(201,000)	(382,251)	(11,000)	170,251
Net Income	167,498	66,741	37,516	100,758	129,982

CapEx	
CapEx Items for 2027	
2 Zero Turn Mowers	35,500
4 WD Tractor	67,900
Pool Concrete Inside Fence - South End	20,000
Repeater & Tower (Safety Building)	10,000
Safety Boat Fire Department	2,000
Beach 2 Septic Repairs	2,460
Beach 3 Septic Repairs	3,310
Shelter Replacement (Beach 1,2 & 3 and CA23)	58,830
Total	200,000

ROBO-CALL INFORMATION for PWSD#3 Customers

The water district may make Robo-calls from time to time to inform customers of water out-ages or past due bills. Please note that the caller ID will show as DAVIESS WATER with a phone number of 660-466-2604 if you ever do receive communication from PWSD#3 via Robo-call.

It is important that the water district has your current phone number on file in case we do need to reach you with important notices such as a water outage or boil advisory. PWSD#3 is not part of the association's billing software, so any changes you may have made to your contact information on their system does not transfer to the water district. Therefore, if you need to update any of your communication preferences, please call the office anytime between 8am and 4pm, Monday through Friday, at 660-663-2771.



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Brandi Dixon, REALTOR® SALES
Cell: 816-651-4030 - Email: brandi@lakevikingsales.com
Randy Vanderpool, Broker - Office: 816-452-4200

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Come enjoy the Lake Viking lifestyle in this well-maintained 3-bedroom, 2-bath home being offered turnkey and ready to enjoy! Comfortable and inviting layout with built-ins, plenty of storage, and walk-in closets. The home also features newer windows. Mature trees, private setting, covered front deck. Detached 2-car heated garage, two additional storage buildings & storm shelter.

\$184,000 #MH-4, MH-5

WATERFRONT LOT WITH SHELTER!

PRICE IMPROVED



Quiet cove setting on beautiful Lake Viking! This .48-acre wooded lot offers the perfect foundation for your lake-life vision. Gravel driveway leads down a gentle slope to the water. Lot has 100 ft of shoreline, single well covered boat dock w/ lift, swim platform, and jet ski port. The shelter and storage building is the perfect lakeside

hangout, storage, and entertainment area with a view of the water. Electric to the dock and lakeside shelter. Mature trees. Walking distance to the campground. Don't miss this opportunity to secure true waterfront living!

\$254,000 #162

BEAUTIFUL BUILDING LOT AT THE LAKE!

NEW LISTING



Enjoy lake life on this waterfront lot featuring approximately 50 feet of shoreline! Single-well covered boat dock with lift and swim platform, making it easy to spend your days boating, fishing, swimming, or relaxing on the water! Also includes a storage building perfect for keeping your lake toys, fishing gear, and outdoor equipment. Mature trees provide a peaceful setting and would

make this a beautiful building lot. This lot is located very close to the new bar/restaurant, workout facility, and also close to the I-35 interstate. Come join the fun at Lake Viking!!

\$275,000 #643

NEW LISTING



Build your dream lake retreat on this beautiful open lot at Lake Viking! Spacious setting with mature trees & plenty of level, usable ground for building. Conveniently located for easy access.

\$50,000 #2227 & 2228

PRICE IMPROVED



.61-acre lot in the desirable Yacht Club area is ready for weekend getaways and lake memories. New shelter building with water and electricity hookups. This property comes with a boat slip at the Yacht Club.

\$49,900 #3110

NEW LISTING



This special use lot makes a great place for a storage building. Buildings may be sized as needed, as long as all easements and setbacks are met. Concrete floor required, No bedrooms allowed. Across from the airport, close to the West entrance.

\$35,000 #SU2513

NEW LISTING



A beautiful, level lot on .36-acre offers an ideal setting directly across the street from the lake. With no trees, this property is ready for your vision. Close to Beach 3. The lot next to this, lot 1577, is also available.

\$25,000 #1576

UNDER CONTRACT



Lake Viking-The best kept secret in Northwest Missouri! Beautiful, level lot directly across the street from the lake, providing gorgeous water views without the waterfront price. The lot next to this, lot 1576, is also available.

\$25,000 #1577

PRICE IMPROVED



Beautiful partially wooded lot located in the highly sought-after Yacht Club area! Perfect blend of privacy and natural setting, and INCLUDES a Yacht Club slip

\$23,500 #3109

PRICE IMPROVED



Beautiful .44-acre lot offering the perfect blend of open space and privacy! Surveyed & level with scattered trees, making it an ideal spot. Located near the dam.

\$15,000 #1871

PRICE IMPROVED



.47-acre lot, perfectly positioned for enjoying everything lake life has to offer! Gravel driveway, across the street from Community Area, easy access to a tie-up dock. Enjoy being part of Lake Viking!

\$14,500 #1181

NEW LISTING



Great building site with easy access and open space, making it ideal for a future home, shelter/storage bldg., or investment property. Conveniently located close to beach.

\$10,000 #2417

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#Z7 (COM)	\$12,500	#3063 (YC)	\$10,000	#1575	\$5,000
#2674 (UC)	\$12,000	#1155	\$8,000	#1052	\$5,000
#2238	\$10,000	#2235	\$7,500	#1049 (UC)	\$5,000
#2262	\$10,000	#2691	\$7,000	#2136	\$4,999
#2263	\$10,000	#2349	\$6,000	#2684	\$4,499
#2417	\$10,000	#2023	\$5,999	#2328	\$3,800
#2479 & 2480	\$10,000	#2524	\$5,500		

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September 2026

Lake Viking News

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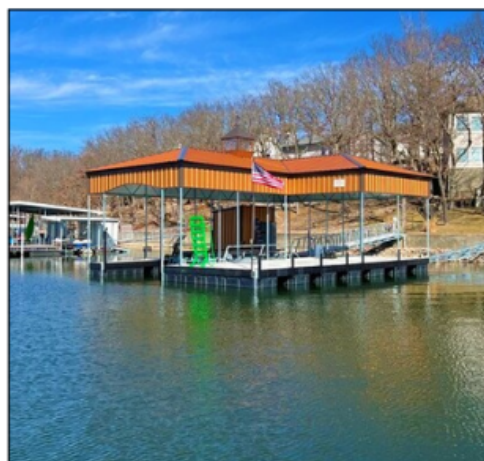
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