

5-21-2018

Lakewood Villages Lake Lot Owners Association -- general membership meeting

President Kathy Welch called the meeting to order at 6:30 pm

Board members present: Welch, Franks, Schreier, Hoy, Ellison, Ehrnst, Hermansky, Mercier and Stangl

Minutes from the May 8, 2018 board meeting were approved: Franks, seconded Hermansky.

The Treasurer's report was read by Mark Schreier and approved: Hermansky, seconded Mercier

Election of new board members

Three board members' terms were completed this year: Hermansky, Hoy, and Schreier.

There were three candidates for the open position: Steve Hermansky, Larry Reasoner, and Chris Warner.

With no additional nominations for positions, President Welch, moved that the membership accept the three nominees to fill the three open positions. By a unanimous vote the three nominees became board members. New board members were seated.

Officers were then nominated and voted for. The new board is

President: Kathy Welch

Vice President: Terry Franks

Treasurer: position not filled yet. Mark has agreed to stay on until July to train his replacement.

Secretary: Gail Ellison

Members: Mark Ehrnst, Steve Hermansky, Larry Mercier, Larry Reasoner, Joe Stangl, And Chris Warner

Old Business

A number of items were updated:

Dues: A lien has been placed on the property of the owner who is 5 years in arrears with dues. Eleven percent interest is being applied to the debt and Andy Simpson has advised that the LVLLO association can sue the homeowner.

We should receive \$34,000.00 in dues this year, but because of the one account in arrears, it will be \$33,500.00

Seawall: Eleven walls were repaired last year. All survived the 14 inch frost line and the contractor will fill in the areas that settled behind these walls.

The technique is now set and will be uniform for the remaining walls. Ground behind the walls will need to settle one season and then be filled in. It is suggested that homeowners allow the areas by the walls to settle a season before seeding them.

Due to a rise in steel prices, the cost will rise by \$2 to \$3/ linear foot. However, some areas of the wall will not require excavation behind them, reducing the costs.

Weather permitting, the contractor, Ron Hansen of Handy Hansen, should be able to proceed to the upper lake this summer.

All patio areas next to the sea wall, must be removed, leaving only grass areas next to the sea wall.

Erosion Mitigation: Several members of the board, tagged trees along the natural side, and took measurements to the shore line from those trees. Each tag is individually numbered and the measurements were recorded on a spreadsheet. The measurements will be monitored yearly. There was also a proposal to put poles at the waterline.

Dam Inspection: Some board members and homeowners cleared saplings from the dams. Larry Mercier and Jim Hoy met the dam inspector during the May 10 inspection. The inspector was generally impressed with the condition of the dams. He suggested that additional saplings be removed from the lower dam, Trudor be painted on the remaining stumps, and noted that there is a small crack in the lower dam that does not require action, but does require monitoring. Jim Hoy noted that the inspector said the dam could easily last another 50 years given proper preventative maintenance.

Fish Population: The lake was stocked in 2004 and 2008. Some of the fish caught last year were Master Angler sized, including an 8 lb Bass, a 16 lb Catfish. Lower lake fishing was noted to be less successful, so it was recommended that since there is an overpopulation of Large-Mouth Bass in the upper lake, that some of the Bass caught in the upper lake be relocated to the lower lake. The board is looking into what can be done to improve lower lake fishing.

Joe Stangl has built polytrees for \$40.00/tree to be used as areas for fish to congregate. There will be 5 of these structures placed in each lake and marked with buoys.

Steve Hermansky recommended that we encourage people to report any fish that are not on the list of stocked fish. Those stocked were Bluegill, Bass, Crappie, and Catfish.

Duckweed: it comes from the wetland area. Treating with an herbicide is very expensive and not always successful. It is cleared by windy days

Beaver Control: Three beavers were relocated. A fourth is still at large (and is quite large), but armed with a nuisance beaver permit, Joe Stangl is in hot pursuit.

Lower lake residents noted that they had seen beavers in the lower lake.

----As a side note, divers from Sarpy County have examined a car found in the upper lake, and observed no evidence of a body. The car was reported stolen in 2002. It is marked with a buoy.

----Additional side note: the water will be tested for swimming in July.

----Additional side note: there were several reports of coyote sightings in the neighborhood.

SID: Kathy Welch reported that the mill levy was reduced by 2 cents

\$161,000.00 is being spent on road repair.

Website: the website for our homeowners association is lvalakelots.com

Mark Schreier has updated the website and Dan Abboud volunteered to help with the website.

Community Rules:

Mark Ehrnst noted that garbage cans are being left out; trailers are being stored outside of garage areas on owners lots, and that boats should be in the water or stored out of sight.

Dredging: The upper lake has accumulated about two feet of silt over the last 18 years. Going from a deepest depth of 18 feet to 16 feet.

The board is investigating an application for a cost share for dredging with the NRD.

Clean up dates: June 2, from 9:00 to 12:00

September 8, from 9:00 to 12:00

Larry Mercier noted that we need help on the dams during the clean up.

There was no new business

Steve Hermansky moved to adjourn the meeting, Joe Stangl seconded. The meeting was adjourned.

Respectfully submitted,
Gail Ellison

