

May 16, 2022

**Lakewood Villages Lake Lot Owners Association
LVLOA General Membership Meeting**

The meeting was called to order at 6:32 for members in attendance and those attending by phone-In:

Members of the Board present: Mark Ehrnst, Brian Gross, Larry Reasoner, Joe Stangl, Kathy Welch, and Steve Hermansky and Chris Warner (via phone-in).

Members present: Christian Kaefer, Mark & Diana Schreier, Deborah Reasoner, Andy Sedlacek, Robert Rommelfanger, Jan Gabriel, Dean Carlson, Russell & Valerie Pleasant, Robert Doucette and Robert Hinson.

Minutes:

Brian Gross moved to accept the minutes of the last meeting. Steve Hermansky seconded.

Kathy Welch stated a change to the last meeting minutes to correct attendance.

Larry Reasoner moved to accepted amendments to last minutes. Joe Stangl seconded. Accepted.

Elections:

Kathy Welch, Mark Ehrnst and Larry Mercier's Board positions were up for reelection. All three were willing to be reelected. Bob Rommelfanger volunteered to be elected to the Board. All members present (one per household) voted for their top three choices of the four candidates. Ballots were counted and confirmed by Deborah Reasoner and Diana Scherier. Kathy Welch and Larry Mercier retained their Board positions. Bob Rommelfanger replaced Mark Ehrnst as a Board member.

During the vote, Kathy Welch asked each member in the room to introduce themselves to the others.

Old Business

Fish Report – Joe Stangl reported that we have had two Fish Studies done in 2004 and 2008. The Lakes are stocked with Bass, Croppie, Blue Gill, Grass Carp and Catfish. There are four fish habitat structures installed in the upper lake and three in the lower. The upper lake has more bass and members are asked to move caught bass to the lower lake. About 150 bass were moved to the lower lake last year. Water quality testing is regularly tested and is safe for swimming; however, beware of snapping turtles. Chemicals have never been needed on the lakes. It was reiterated that a homeowner should be present if a visitor is to fish on the lakes. It was also mentioned that a car that was dumped in the upper lake around 2003 is to remain submerged about 35 yards out from the seawall behind Kelly and Kaefer's homes.

Beavers – Joe Stangl reported that 6 beavers and 3 muskrats were caught and relocated that were damaging ornamental and smaller trees as well as digging a den into the side of the lower dam.

Dam – Annual inspections have pointed out that saplings should be cut and retardant should be applied to prevent regrowth on both dams. Last year's application of Tardon by brushing the cut stumps worked effectively. Need volunteers to brush it this year.

Seawall Repair – Kathy Welch reported that Ron Hansen is repairing some welding on the lower lake before restarting on the upper lake. This year, he is expected to finish the area between Hermansky and Sedlacek, then complete the section behind Ronn & Christine Johnson. At Ron Hansen’s suggestion, the last four homeowners on Westlake Circle have agreed to wait until 2023 for repair in hopes for lower steel prices. Homeowners must maintain their walls by keeping the land level with the wall, and not putting landscape or hardscape within 10 feet of the wall. Fences are permitted after Architectural Committee approval.

Treasury – Larry Reasoner reported that copies of the 2022 Treasurer Reported were handed out to the attending members. From last year’s balance of \$133,217.68, \$54,360.47 has been collected income, and \$67,133.64 has been spent expenses, leaving a new balance of \$120,444.51. Slightly more than half of this year’s dues have been collected.

Boom – Steve Hermansky reported that the floating boom placed in the pond on the west side of Timberridge Drive has been relatively effective in keeping duckweed and watermeal from crossing over into the upper lake, but will never be completely prevented. The boom originally cost \$2000 and should last for 3-7 years. The Boom Permit granted by the Corps of Engineers will be in affect until the Corps says otherwise. Joe Stangl and Larry Reaasoner further explained the location, design and purpose of the Boom.

The City of Bellevue is offering two sections of land on the west side of Timberridge for sale. Brian Gross moved that if the one section which includes where the Boom is placed can be purchased separately, the Board will immediately purchase it for less than \$800. Joe Stangl seconded. Approved.

If both sections must be purchased together for about \$20K, the Board needs further investigation into Maintenance, Mosquito Control, Liability and Insurance issues and cost.

Architectural – Steve Hermansky reported the Covenants covers what is acceptable; however, any plans for future exterior modifications to a Lakelot property should be submitted to the Architectural Committee for approval. Several recent submissions for deck/landscape additions have been approved. New home owners should be getting a copy of the Covenants with their closing documents.

Yearly Cleanup – Kathy Welch reported that the second Saturday of each June starting at 9am will be designated for yearly cleanup of the lake and surrounding property (June 11, 2022). Garbage bags will be provided for volunteers.

Dredging – Kathy Welch reported that both lakes are in need of dredging at a cost of over \$100K in the next few years. It has not been dredged since the area was developed over 20 years ago.

Entrance Sign -Kathy Welch reported that a local hobbyist gardener has been hired to landscape, plant and clean out the flower beds in front of the entrance sign for continued flowering through most of the year. New mulch will also need to be applied.

Outlots – It was discovered that a resident had used an outlot to dump cut tree limbs, mulch and other debris. This is totally unacceptable. The resident was confrontational when warned and our attorney has sent a Cease-and-Desist letter. If continued, a lien would be placed on the offender’s property.

New Business

No Trespassing Signs – Andy Sedlacek pointed out that the current signs have faded and are barely readable. Kathy Welch stated that new signs have already been ordered and if a repeat offender, such as unauthorized fishing, continues after a warning, please call the Police to handle it.

Accomplishments – Kathy Welch stated that we had received a complaint that the Board was not doing enough for the homeowners. She pointed out that the dam maintenance, erosion monitoring, boom placement, seawall repair, architectural approvals and entrance sign beautification improves the value of all the properties around the lake. Joe Stangl reiterated his efforts in maintaining the fish population, water quality and beaver relocation. Larry Reasoner pointed to the shared docks that were installed on the natural side for safe access to the lakes and his Treasurer Report which lists expenses that benefit all homeowners.

Compliment – Robert Hinson stated that he has been a LVLOA resident for almost 20 years and is very pleased with the volunteer work that the Board members have accomplished, particularly in recent years, in finding reasonable and inexpensive solutions to the various problems that have come up.

Solar Panels - Robert Doucette inquired about the possibility of Solar Panels, pointing out that OPPD and ADP is promoting their use. Steve Hermansky and Kathy Welch stated that the Covenants bans their use; however, a 75% acceptance vote by the entire HOA membership would be required to change the Covenants. The City of Bellevue also have guidelines and the Board would create their own guidelines. The Board will discuss the logistics of performing general membership votes at their next meeting.

Common Areas – Valerie Pleasant asked who is responsible for mowing and bug spraying the common areas along Maass Road. Kathy Welch stated that the City of Bellevue is now responsible for mowing, weed control and bug spraying the common areas since our annexation.

Adjournment – Brian Gross moved that the meeting be adjourned. Larry Reasoner seconded. Approved.

Larry Reasoner
LVLOA Treasurer / Part-Time Secretary