

Minutes of Meeting of Lakewood Villages Lake
Lot Owners Association, Inc.

The meeting of the directors of the Lakewood Villages Lake Lots Owners Association, Inc. was convened at 7:00 p.m. on the 15th day of April, 2004 at 3802 Raynor Parkway, Bellevue, NE. Present were the following directors: Dave Foxall, Wes Smith, Joe Stangl, Tyler Bowley, Steve Broniecki, Mike Pickette and Bill Morrison. Also in attendance were Linda Foxall-Treasurer and Kristy Gregath-Secretary.

First order of business was to approve the minutes from the meeting of April 8, 2004 which was unanimous.

Linda Foxall reported to the directors about the Nebraska Lakes Association 5th Annual Private Lakes Management Seminar that is to take place on Saturday, April 17, 2004 at Kiewit Lodge, Mahoney State Park. She is going to attend. Mike Pickette and Joe Stangl stated each one will try to attend at some time during the day.

Next order of business was to discuss the committees needed for the lake area. Dave Foxall suggested that the directors should have some control over the architectural review of improvements to the lake area and lots. The architectural review of improvements to the lots is the responsibility of the Lakewood Villages Architectural Control Committee. Dave nominated Dick Lind to act as their representative to review plans after Bill Morrison suggested that a member could see what is approved. The directors will have control over the improvements to the lake area and outlot areas. Architectural and Environmental Committee was nominated by Joe Stangl as the name, seconded by Mike Pickette. The vote for the name of the new committee was unanimous. Joe Stangl and Steve Broniecki will head up this committee with members of the Association to volunteer to help.

The directors decided that any improvements to the lake area should be submitted in writing to the Architectural and Environmental Committee prior to installation. The Committee needs to prepare a mission statement and guidelines that the members will follow. After website is completed, the submission form will be made available to the members.

Dave has agreed to talk to neighbors to make them aware of the rules and mission of the Association.

The next committee decided on was the Rules Committee. This committee will decide what will be allowed for use of the lakes and surrounding areas within the lake lots areas. Head of committee is Jodi Bowley with Linda Foxall, Lori Pickette and Kevin Weir as members.

The third committee established was the Finance Committee with members being Janet Huebner, Kathy Macaitis and Kevin Weir.

Repairs and improvements needing to be completed was the next topic of discussion. High on the priority list are the beavers destroying trees along the south side of the lake areas. Dave will talk to Jim, the lake lot owner that used someone last year to trap beavers, to obtain the name of the individual.

The next project high on the priority list is the tree along the south side of the lake behind Lot 182. Mike Pickette has hired someone to help remove the tree next weekend (April 24-25).

The directors next discussed testing the lakes. Norris Franzen of NP Dodge Land Development, Inc. has set up the first test by Natural Habitat for the Association at a cost of \$50.00 per test. Joe Stangl volunteered to contact Natural Habitat and also Midwest Laboratory and the County Extension office for more pricing.

Another topic of work to be completed was the silted in area by Timberridge Drive. Steve Broniecki will meet with Clete Morehead on April 17, 2004 to discuss the removal of the silt. Steve will also talk to Clete about the erosion problem on the easement area at the southwest corner of the east lake approximately behind Lot 191. The third item Steve will discuss with Clete is the seawall on Lot 157 to determine what can be done for repairs. There was also some discussion regarding the storm drains needing to be cleaned out and the silted-in areas on the cul-de-sacs. At this time, no work has been decided to be completed on these areas.

The debris in and outside of the lake area needs to be picked up. Dave will have Dick Lind contact a contractor for this work. A cost of up to \$500.00 has been approved, if over \$500.00 Dick must submit the bid to the board for prior approval. Dick has also been nominated to get bids for routine maintenance of the lake area.

Stocking the lakes with fish was discussed and decided to be a probable project for next year. For now Joe Stangl will get a survey and count of fish. He will contact Natural Habitat for further information.

The board discussed the possibility of installing temporary speed bumps along Lake Forest Drive. A suggestion was made to talk to the Sarpy County Sheriff's department about using the speed trailer for a while along this stretch of road. Bill Morrison suggested talking to Russ Zeeb of the Sarpy County Sheriff's office and Joe Stangl volunteered to call him.

Obtaining insurance is a high priority. Linda Foxall will ask the members of the Nebraska Lakes Association at the meeting on April 17 for suggestions.

Also Dave or Linda will talk to their State Farm agent about the quote that they received from him. It was decided that this would be the first priority of the board. Dave Foxall made a motion that the board would be willing to pay a maximum amount of \$1500.00 for \$2 million coverage with Mike Pickette seconding the motion. The vote was unanimous to accept this coverage and contract with State Farm Insurance for the coverage unless a better alternative was found at the Nebraska Lakes Association meeting on April 17, 2004.

The budget was set at an annual amount of \$300.00 per lot for the 2004-2005 year. This motion was made by Steve Broniecki and seconded by Joe Stangl. A unanimous vote was received. Invoices will be mailed by May 1, 2004 with payment due on June 1, 2004. Mike Pickette will draft a cover letter to accompany the invoice to be reviewed by Dave Foxall. A motion was made by Steve Broniecki to accept this proposal and seconded by Joe Stangl with a unanimous vote by the directors to accept this proposal.

The directors have requested that Wes Smith talk to his wife, Carol, about setting up a contest among the lake lot association members to name both lakes.

The next meeting was set for May 3, 2004 at 7:00 p.m. at the same location in Bellevue as all previous meetings.

Steve Broniecki moved to adjourn the meeting with Tyler Bowley seconding the motion.