

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

The meeting of the directors of the Lakewood Villages Lake Lot Owners Association, Inc. was called to order at 11:04 a.m. on the 27th day of April, 2008 at 2201 Thurston Circle, Suite 7, Bellevue, NE.

Present were the following directors/officers: Dave Foxall (President), Roxanne Hardebeck, Joe Stangl, Wes Smith, Steve Broniecki, and Kurt Ubbelohde, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). Absent were board members/officers: Mark Waddington, Mike Pickette (VP), and Timothy Bundy.

Secretary's report of January 27th, 2008 was approved as published via email and web. A motion to approve the report was made by Joe Stangl and seconded by Roxanne Hardebeck. It was unanimously approved. A special board meeting was also held on March 25th, 2008 to make a rules amendment and Wes Smith motioned to approve the minutes as published via email. Joe Stangl seconded and it was unanimously approved as well.

Treasurer's report reflects an April 27th, 2008 balance of \$38,022.46 (\$15,000 CDs and \$23,022.46 Cash). The expenses paid since the January 27, 2008 meeting were Property Taxes (first half) (\$55.08). Also paid was the IRS, due to income tax on interest (41.00), Legal Fees for the review of bylaws (\$175.00) and Post Office Box Rental (\$68.00).

Income generated of \$7,557.75 was from 2007 dues collected, interest on 07 dues, and 08 dues collected. A motion to approve the report was made by Kurt Ubbelohde, with a second from Wes Smith. It was unanimously approved.

Committee Reports:

Finance Committee: Homeowners have begun paying 2008 dues. In 2008, anticipated bills and expenses will be \$8-\$9K for previously approved additions of sidewalks/docks. Approximately \$5-6K will be for annual expenses.

Rules Committee: Dave Foxall explained that Jim and Darlene Hoy, and Roxanne Hardebeck have updated the rules booklets and got them into a computer document which can be easily updated as needed. Anyone needing a new booklet can get one. The new booklet will be mailed to homeowners this year.

Architectural/Environmental and Maintenance Committee:

Architectural:

Around May 2nd the work should begin on the previously approved improvement bid for out lot #2D and 3. Also, Kurt Ubbelohde made a motion to approve the landscaping plan for lot #193 (the Johnsons). The motion was seconded by Roxanne Hardebeck. It was unanimously approved.

Environmental:

Joe Stangl stated that much of the contamination of the lake water is coming from the wetlands. The SID did not respond to the letter from us. However, a response can be found on the Lakewood Villages SID website in their minutes. Dave Foxall suggested we may have to put some kind of a trap in. TJ Ludwick offered to develop a plan for a trap.

Joe Stangl said that water quality tests are typically done in spring to mid-July. This year it was done on April 16th. In the past, when the water quality was low, it was usually poor due to low turnover (lack of rain). The coli form in the water has been defined to e-coli. The lake is still “swim at your own risk”. However, the water looks as good as it has looked in the last 3-4 years. Since the problems are coming from the wetlands, Joe recommended that this area be treated.

Don Kelley asked about the city’s responsibility for cleaning out the drains into the lake. Dave Foxall was unsure, but asked Don if he would call the city to look into it further.

Maintenance:

The annual Lake Cleanup Day is scheduled for Saturday, May 10. There will be a dumpster located at Lot 149 (4903 Shoreline Circle). It will be delivered Friday, May 9th and picked up Monday, May 12. Dave Foxall asked homeowners to refrain from putting in large appliances or furniture, because they will not accept them. The association would have to pay to have them removed. Heavy duty trash bags will be available throughout the day and will be located on Dave Foxall’s driveway (5001 Westlake Circle). Specifically, if owners will remove the trash in their water area and yards as well as any out lots, it will help protect the wildlife.

Steve Broniecki said that he had noticed areas on the slopes and out lots where the bank is still eroding under the mesh. In June/July the area will be walked again to see if there has been better germination.

Dave Foxall told that both dams have been inspected by the state. There are no problems at this time. Based on the current condition of the lake, dredging is probably not necessary for the next five years.

The seawall problem was discussed in detail. The discussion began by Dave Foxall giving a brief history of the seawalls bringing everyone up to the current status. The developer’s initial purpose for the seawall was to serve as only a boundary separator. It was 5 feet long (3 feet buried, 1 foot under water, and 1 foot above the water). At that time it met the requirements from the city. Approximately 1 ½ years ago, it was deeded over to the association, who now owns it. 3 ½ - 4 years prior, the seawall was in good condition. There have been many factors affecting the current condition; both nature and man made.

TJ Ludwick continued informing the group of what is being done. Local monitoring is done 2 times a year when the seawalls are walked. The seawalls were walked about 3 weeks prior to the meeting. One year ago, a professional assessment and bid was done by HGM Associates. Aside from this, there have been numerous board discussions and meetings.

The current bid that is being reviewed is from Pioneer Excavating of Plattsmouth. Clete Moorehead is the contractor. This would involve cutting weep holes to alleviate pressure on the wall and any further damage. The next bid is for installing tie-backs into the sections of wall that are beginning to lean or already leaning. Another bid is for attempting to re-vibrate those sections of wall that are lifting.

Tom Reding suggested looking into the cost of replacing because he sees this as simply a temporary fix.

The final step will be to continue researching the bid and develop guidelines for the wall. A committee was formed of those members willing to help with researching options to present to the board for a decision/action.

Steve Broniecki made a motion to spend \$6,750 for doing the seawall weep holes and Joe Stangl seconded the motion.

Old Business:

Dave Foxall gave an update on the status of the Doolittle suit against the association. He thanked Linda Foxall for getting the errors and omission insurance for the board, which has saved the board a lot of money to defend themselves in this case.

Kerry Ludwick is getting updated email addresses of homeowners.

New Business:

Three of the board member positions are ending (Steve Broniecki, Kurt Ubbelohde, and Joe Stangl), so there was an election for 3 new positions. The nominees were: Steve Broniecki (by Joe Stangl/seconded by Roxanne Hardebeck), Joe Stangl (by Steve Broniecki/seconded by Kurt Ubbelohde), Kurt Ubbelohde (by Dave Foxall/seconded by Steve Broniecki), Larry Reasoner (by Debbie Reasoner/seconded by Jim Harless), and Kathy Welch (by Larry Reasoner/ seconded by Jim Harless). Roxanne Hardebeck made a motion to close the nominations and Wes Smith seconded.

Each nominee gave a brief discussion of what their background was and why they want to be on the board. After voting, the three positions will be filled by Steve Broniecki, Joe Stangl, and Kurt Ubbelohde.

An election was also done for the officers for a one year term. For president, Dave Foxall was nominated by Steve Broniecki and seconded by Wes Smith. For vice president, Steve Broniecki was nominated by Joe Stangl and seconded by Wes Smith. For treasurer, Linda Foxall was nominated by Steve Broniecki and seconded by Joe

Stangl. For secretary, Kerry Ludwick was nominated by Dave Foxall and seconded by Steve Broniecki. Steve Broniecki motioned to close nominations and Kurt Ubbelohde seconded. The officers for the next one year term are:

Dave Foxall – President

Steve Broniecki – Vice President

Linda Foxall – Treasurer

Kerry Ludwick – Secretary

The new officers/ board members then set the meeting times and dates for the upcoming year. The meetings will be held on Monday evenings at 7:30 p.m. The following dates are the chosen meetings:

May 19

June 16

July 21

August 18

October 20

January 19 ('09)

April 20 ('09)

The location of the meetings will be the conference room at 2201 Thurston Circle, Suite 7

Kurt Ubbelohde made a motion to adjourn and Roxanne Hardebeck seconded. The meeting was adjourned at 1:05 p.m.

The next meeting will be Monday, May 19th, 2008 at 7:30 p.m.

Respectfully submitted,
Kerry Ludwick
Secretary