

Minutes of 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 10:40 a.m. on the 29th day of April, 2007 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Tyler Bowley, Joe Stangl, Steve Broniecki, Kurt Ubbelohde, Mike Pickette, Linda Foxall (Treasurer/Acting Secretary), Wes Smith & Chris Warner. Absent was board member Kathy Welch.

Also present were Rick Warner (Chair of Finance Committee) and Timothy Bundy (A & E committee), and 13 general members.

Secretary's report of January 28, 2007 was approved as published via email and web. A motion to approve the report was made by Mike Pickette with a second by Chris Warner.

Treasurer's report was presented by Linda Foxall, Treasurer reflecting a April 29, 2007 balance of \$28061.49 (\$15,000 CDs and \$13,061.49 Cash). The following expenses have been paid since the January 28, 2007 meeting Pioneer Excavating for handrail to new docks, Secretary of State for corporate filing and transfer of trusteeship, HGM for seawall inspection, Lot 192 for rip-rap, Post Office for Box rental, Attorney fees for Doolittle suit and bank service fees. A motion to approve the report was made by Chris Warner with a second by Mike Picket.

Linda explained that one CD for \$5000 was cashed in to make up for the cash shortfall in the account.

Old Business:

Finance Committee: Rick Warner announced plans for the Treasurer's audit to be held after the May board meeting. He also suggested that audits be held semi annually.

Rules Committee: One of the general members asked about the need for fishing licenses on our lakes. Joe Stangl explained that while we own the land, the state owns the water and controls fishing regulations. Don asked what the covenants or rules said about how long a builder had to finish construction. The house next to Ubbelohdes has been under construction over a year. Steve suggested calling NP Dodge as they are responsible for rules over construction. Also discussed was the issue of some homeowners planting trees close to the sea wall. The concern was the root system of the trees pushing on the sea wall and causing damage. The homeowner believes that we need tighter enforcement of the rules. Steve explained that he has checked all the trees that are close to the sea wall and they are dwarf varieties that should pose no problem with the sea wall.

A & E Committee: Steve Broniecki explained how the committee evaluates requests. Their goal is to do what is right for all homeowners with aesthetics and property values in

mind. The sea wall problems were discussed at length. Shawn from HGM associates was present to discuss possible sea wall solutions. The worst walls are between lots 157 & 158. The wall there is bowed out considerably. Shawn said causes for this are that not enough soil was put in front of the wall to hold it in place, the walls should have been 14-20 feet deep and they are only 7, and there are no weep holes to allow the run off water to drain out. His suggestions for fixing the problem were to replace the wall between these lots with a 20 foot deep wall and put in weep holes with drainage rock and filter fabric behind the weep holes and to put in tie back anchors to pull the wall back. The proposed cost if the tie backs would be \$680 each and we would need 220. The weep holes would cost \$200 each and we need 74. The new 20 foot panels with weep holds would cost around \$330,000.00. TJ Ludwick volunteered to head the sea wall project. Joyce Valades and Warren Fish volunteered to help. They will investigate alternative solutions. Chris Warner will call N.P. Dodge and try to get some financial help as they are responsible for the initial design flaws. If N.P. Dodge refuses to help we will consult an attorney to see if we have any legal recourse. We also believe that the builder on lot 158 is partially responsible and we will see what we can get him to do to help. Timothy Bundy suggested turning the lake finger behind these lots into a park by filling in the finger with soil. To do this we could use the soil brought up when we dredge the lake. Linda will investigate bank financing in case we have to do this without any financial help. No action will be taken until we know if N.P. Dodge will help.

Also discussed was a proposal by Fred Grasso that the Association pay for seeding the outlot between his and Don Kelly's properties. They put sod on the top portion of the outlot and are asking the association to sod the bottom. We need to do something as the rain is causing deep ruts and washing the soil into the lake. Fred and Don committed to keeping the grass watered and weed controlled. Dave suggested using rip-rap to prevent erosion. Chris Warner will research the cost of putting down sod or seeding the area. And report back at the next meeting.

Chris Warner reported that the seeding done on the slopes was taking hold and filling in nicely.

It was recommended that we survey both lakes to determine the extent of the silting problem. Joe Stangl will call the Army Corps of Engineers about the silting problems in the Wetlands areas.

Steve discussed the issue of the moved boundary markers on lot 189. He suggested that we wait until the builder finished construction and then have the lot surveyed and restaked and then talk to the builder if there is a problem. This will remain unfinished business.

Other Old Business:

The lake cleanup was discussed. The date will be Saturday May 5th. Chris Warner has arranged for a dumpster. Denise Reding volunteered to captain the upper lake clean up and Tyler will captain the lower lake. Dave will get trash bags and make them available.

Joe reported on the latest water analyses. The Coliform bacteria count is the same as last year. It is still high but as it is a result of the geese it is not a severe problem. Joe suggested we test the water twice a year and as long as the count does not become dangerous we just inform everyone of the risks and tell them to swim at their own risk. It was decided to do three tests a year and post the results on the association web site.

A member asked if fishing was still catch & release and Joe said that it is and will be for the next 2-3 years while the fish grow to larger sizes.

Dave gave an update on the Doolittle law suit. Our attorney has sent them some interrogatories and we are waiting for his response. At this point we have spent \$2453.00 of our \$2500.00 deductible. Any further action will not cost the association any money.

New Business:

A & E Committee: The Lefflers in lot 187 have asked for a dock. Joe will talk with their neighbors to determine the placement.

There are 3 dead trees that need to be removed. The cost will be \$1000. One tree will be removed and the other 2 will be chopped up and left for habitat.

Elections.

Nominations were taken for the 3 expiring board positions. Nominated were:

Dave Foxall	Nominated by Joe Stangl and Seconded by Wes Smith
Mike Picket	Nominated by Dave Foxall and Seconded by Tyler Bowley
Timothy Bundy	Nominated by Steve Broniecki and Seconded by Joe Stangl
Roxanne Hardebeck	Nominated by Chris Warner and Seconded by Dave Foxall
Kathy Welch	Nominated by Tyler Bowley and Seconded by Dave Foxall

A motion was made by Tyler Bowler to close nominations and seconded by Wes Smith.
Motion Carried.

One ballot was given for each homeowner family.

The winners were Dave Foxall, Mick Picket and Roxanne Hardebeck.

Officer nominations where then accepted.

Chris Warner nominated Dave Foxall for President and moved that he be accepted by acclamation. Tyler seconded the motion. Motion carried.

Dave Foxall nominated Mike Picket as Vice President and Wes Smith seconded the motion. Motion Carried.

Steve Broniecki nominated Linda Foxall for Treasurer and moved that he be accepted by acclamation. Chris Warner seconded the motion. Motion carried.

Kerry Ludwick was nominated for Secretary by Dave Foxall and seconded by Tyler Bowler. Voted by acclamation.

After elections the meeting schedule for next year was decided. Meetings will be held on June 24 2007, July 29 2007, August 26 2007, October 28 2007, January 27, 2008 and April 27 2008.

All committees will remain the same.

Chris Warner discussed the continuing issue with the lights in the Lockheed Martin parking lot. In the winter they are still a problem and glare into windows of the houses on the lower lake. They have already turned of the first row of lights at 9PM but there is still too much light. Mike Picket will contact them again and ask them to turn off the 2nd row of lights.

The community pool issue was discussed. The consensus was that no one at the meeting wanted it and we believe the method they are proposing to finance it is unfair. They are proposing \$400 per \$100,000 valuation which puts an unfair burden on some homeowners. Mike Picket will be our liaison to the SID on this issue. Chris Warner expressed a desire to be on the SID.

Roxanne Hardebeck motioned to adjourn and Wes Smith seconded. Meeting adjourned at 1:22PM. The next meeting will be June 24th at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,

Linda Foxall, Interim Secretary