

Lakewood Villages Lake Lot Owners Association Minutes  
Aug 17, 2009

The meeting was called to order by Don Kelly at 7:18pm. Board members present were: Roxanne Hardebeck, Steve Broniecki, Dave Foxall, Don Kelly, and Kurt Ubbelohde. Also present were Linda Foxall (treasurer), Vicki Warner (secretary), Rick Warner, and Tony Green Sr. (general members)

The minutes were approved as published on the association website.

President's Report:

Board member Mike Pickette has resigned. Applications will be accepted to fill his remaining term.

Treasurer's report: Linda Foxall reported the balance as of July 20, 2009 was \$31,525.15. Income received was 407.32 for dues. Expenses were \$2,584.80 for docks, \$169.45 for real estate taxes and \$400 for water testing leaving a balance of \$28,778.22.

Committee Reports:

Finance: Rick W. reported he checked over the books and there were no errors.

Rules: Roxanne H. reported two formal complaints have been filed; one regarding a boat and jet skis being stored in a driveway and another regarding an antennae. The 2 homeowners will be sent a letter advising them of the complaint and requesting them to take care of the situation.

Presently homeowners are given a copy of the rules by the Association. The homeowners are interpreting the rules one way but the rules committee has the final say on enforcement. Previous discussion shows no penalties for violations. Suggestions for enforcement included sending a letter as the 1<sup>st</sup> notice. If the situation isn't remedied a 2<sup>nd</sup> letter will be sent. If no response a lien will be filed against the property and/or the homeowner will be taken to small claims court.

Dave F. proposed adding the following fines to a rules and/or covenant violation: 2 warnings - a \$500 fine, if not corrected in 30 days - a \$1000 fine. The attorney advised the board to make the fines stiff enough to stop the behavior. It was suggested the Oct. meeting be focused on the rules and fines associated with violations. Homeowners will be invited and are encouraged to attend the meeting. Don set the timeline of having the rules and fines tweaked and ready to start as of Jan 1.

A & E Maintenance: Steve B. reported the contractor will be getting the plan and cost for the future repairs of the seawall. The 3 lots scheduled for repair will start in Sept. Steve will send a letter to the homeowners of the affected lots informing them of the upcoming work and what they need to do to prepare for the contractors.

Dave F. had a question about a freestanding structure on a property and if it was an approved structure. Steve will look into it.

Rick W. reported a seawall cover break. It is the top cover that has no structural relevance. Steve will look at it

The inspector for the dam said the lower dam has some matting and mesh missing. It may need to be replaced. The upper dam and spillway have cottonwood trees growing on them that need to be removed and poisoned so they don't grow back and cause damage. Don will send out a request for volunteers to help cut the trees down. Also, don't dump grass by the dams. This will help prevent rodents.

Unfinished Business: No unfinished business

New Business: No new business

Announcements: Water quality is good. There are fewer geese this year. The beaver is still around. The last vacant lot is being built on. Next meeting Oct .19 at 7:15. Steve moved and it was approved to adjourn the meeting at 8:15.

Respectfully submitted,

Vicki Warner  
Secretary