

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 convened at 7:00 p.m. on the 23rd day of August, 2004 at 3802 Raynor Parkway, Bellevue, NE. Present were the following directors: Dave Foxall, Wes Smith, Joe Stangl, Tyler Bowley, Steve Broniecki, Chris Warner and Bill Morrison.

Secretary report was approved as submitted. Motion to approve by Mike Pickette with a second made by Tyler Bowley.

Treasurer report was approved as submitted with a motion to approve made by Steve Broniecki and the second made by Mike Pickette.

Linda Foxall, Association Treasurer, presented bills for approval for lake signs and Wetlands dam supplies. This bills were approved, motion made by Steve Broniecki and second by Mike Pickette.

There was a discussion on the wetlands dam. It's ok for now but probably won't hold long term. Joe suggested building a natural dam by putting branches and tree material in front of the wood dam that was put in. Mike asked if the Corps of Engineers might be responsible for helping control the area. Joe will ask Farmer's National for recommendations.

Joe reported that Farmer's National recommended waiting 'till next year to treat the duck weed and algae.

Dave reported that the Grothe's (5000 Westlake Cir) have sent a letter assigning their association voting rights to the Bundy's.

No report from the Finance committee.

Dave reported that we have received the title transfer to the lake property from NP Dodge.

A & E committee report: Joe asked about getting the lights on the sign at the entry way turned up. The Lakewood Villages Home Owners Assn. has taken responsibility for the entry maintenance including the sign and will try cleaning the fiber optic filaments and see if that helps. If that doesn't work, different light sources will be looked at.

There was a discussion on our association having representation on the Lakewood Villages Home Owners Assn. Some board members indicated interest. Nothing official on it was decided except that Mike will get information about it from Bill and post their meeting info on our website.

Joe reported on the fish survey and it's stocking recommendations.  
Joe motioned to approve the fish stocking as recommended.  
Steve seconded  
Unanimous approval  
They will do the bass this year and the crappie next fall

Bill reported on the silt pit. Cost will be close to \$100,000. It will take care of the farm land drainage and this is the majority of the silting problem. It will be checked 2-3 times a year and emptied as needed. The SID will be responsible for the cost and maintenance of the silt pit.

Steve submitted a bill from the attorney that he asked about what we needed to do to allow homeowners abutting lake property at the end of the lake fingers. He hadn't thought the attorney was going to charge us at all and the bill was originally \$430. Because of the misunderstanding the bill was lowered to \$164.00. Board approved payment.

Steve presented the landscaping request submitted by Jodi & Tyler (lot 205) and recommended approval. No objections.

Maintenance committee:

Dave reported that the lake clean up was done. Cost was \$350 of the budgeted \$500.

Mike will get in touch with his contact for a time frame and bid. Steve also knows someone who might want the tree for its wood and might remove it for free. Jodi brought up a question about liability if a private individual does the removal and gets hurt or does some damage. Mike and Steve will look into the issue.

Bill gave a report on the work done to repair the sea walls. There a few welds still broken and the contractor will repair them.

Dave reported on the 'No trespassing' signs. 17 signs and 10 posts were purchased for \$411.42. There was a mixture of 'Stay off Dam' and Private Property' signs. The dam signs were attached to the fencing. All but 2 of the signs have been installed so we have a couple spares.

Rules committee:

Jodi submitted the suggestions for changes to the covenants and bylaws. There was a discussion on the proposed changes. Bill recommended against the changes. The changes were not significant enough to justify the effort involved with making the change. The board agreed to table the proposed changes for future consideration.

Jodi proposed putting together a packet for the lake owners containing the rules, covenants, bylaws, and copy of the Presidents letter. The board approved the idea and the Rules committee will put the packet together.

Mike suggested filing a copy of the Rules against the properties (like the covenants). The consensus was not to file. The rules will change often enough to make filing cumbersome.

General discussion:

Steve suggested getting a new picture of the sign for our website and letterhead. He felt the current one was too bleak and a summer picture with vegetation would be more attractive. Dave has some and will email them to Mike.

Everyone complimented Mike on the appearance of the website.

Joe reported the speeding issue is on hold for now. He will ask the sheriff to patrol and ticket in an effort to control the problem.

No new business.

Board discussed and decided to hold meetings quarterly. The next meeting will be a holiday meeting/get together at Dave's house. Date/time to be announced.

Motion to adjourn by Chris, 2<sup>nd</sup> by Joe. Meeting adjourned at 8:35PM.