

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 AM on the 26th day of August, 2007 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Joe Stangl, Wes Smith, Chris Warner , Linda Foxall (Treasurer/Acting Secretary).

Absent were board members Mike Pickette, Steve Broniecki, Kurt Ubbelohde, Roxanne Hardebeck and Mark Waddington.

There was no quorum when the meeting was called to order. Kurt Ubbelohde arrived at 11:00 and votes were taken after that time.

Also present was Rick Warner (Chair of Finance Committee).

**Secretary's report** of July 29, 2006 was approved as published via email and web. A motion to approve the report was made by Chris Warner with a second by Joe Stangl.

**Treasurer's report** was presented by Linda Foxall, reflecting a July 29, 2007 balance of \$31,908.77 (\$20,000 CDs and \$16,908.77 Cash). No expenses have been paid since the July 29, 2006 meeting. There are still 5 unpaid dues outstanding. A motion to approve the report was made Chris Warner with a second by Kurt Ubbelohde.

**Old Business:**

**Finance Committee:** It was decided Rick Warner will stay after today's meeting to audit the bank accounts.

**Rules Committee:** In Roxanne's absence, Dave announced that Roxanne will have new rule books shortly. Roxanne contacted the owners of lot 189 about their long construction delay and they assured here that construction would be completed by October. NP Dodge sent us a list of covenant violations reported to them. They will no longer be involved with enforcement or maintenance of the covenants. There was a brief discussion on the need for a procedure to handle violations. This will be brought up again when more members are in attendance.

**A & E Committee:**

Chris reported that we are still waiting on the engineers for a status report on how to handle the sea wall issues. The board decided to table the issue until the Spring of 2008.

There is still 1 slope to address for seeding for erosion control. It is outlot 3 next to lot 189. Since the house on that lot is still under construction, it was decided to wait until after construction is completed before addressing the issue.

There was a request for a dock to serve the area between the Hinson & Warner lots. When the issue was discussed, there was not a quorum present and the issue was not revisited after Kurt arrived so no vote was taken on the matter.

Dave reported that the dam constructed to hold back debris at the bottom of the wetlands adjacent to the upper lake has been removed. We are now getting considerable amounts of duckweed and sediment coming in from the wetlands. The SID is reviewing the situation but it's doubtful if they will do anything.

Chris Warner is being considered for an open SID position. If appointed, we will present our views to the SID.

It was announced that our dam is due for inspection by the Corps of Engineers in August. Those findings will be released when we receive them.

There were no outstanding homeowner requests for property enhancements or changes.

**Other Old Business:** Kerry is working on getting as many email addresses as possible for our homeowners. She got a few more and is still calling.

Dave reported on the Doolittle suit status. At this time depositions have been taken from Dave and Mr. Doolittle. Mrs. Doolittle is still to be deposed and then our attorney will petition for a dismissal of the case.

There was a brief discussion on the possibility of homeowners buying the outlot property adjacent to their property. All agreed that there needs to be some means of protecting both the homeowner and the association but no solution was reached.

The issue of dead tree removal on the south side of the lake was discussed. It was decided that there is currently no policy on this so the board needs to define the policy. Chris Warner suggested that the association pay for dead tree removal only if the tree is a safety hazard. He suggested that any other request for removal be addressed to the A & E committee and that they be handled on a case by case basis.

**New Business:**

There was no new business.

Chris Warner motioned to adjourn and Wes Smith seconded. Meeting adjourned at 11:35 AM. The next meeting will be October 28, 2007 at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,

Linda Foxall, acting Secretary

Meeting Minutes 8-26-07