

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 10:30 a.m. on the 27th day of August, 2006 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Kathy Welch, Tyler Bowley, Joe Stangl, Steve Broniecki, Kurt Ubbelohde, Chris Warner, Jodi Porter (Secretary) and Linda Foxall (Treasurer). Mike Pickette was absent but provided written permission to have Joe Stangl vote for him by proxy during this meeting.

Secretary report of July 30, 2006 was submitted and approved. Note one correction under A&E Committee items: 11) Lot **162** fence plan approved by A&E. Motion to approve by Dave Foxall with a second made by Kurt Ubbelohde and Chris Warner.

Linda Foxall, Treasurer, presented the **Treasurer's report** that reflected an August 27, 2006 balance of \$40,918.04. Received dues income (including late interest) of \$2413.75 since July 30, 2006 meeting. Paid the following expenses since July 30, 2006 meeting: Michael Rierden – Attorney retainer (\$500.00). There are two outstanding lake lot dues (\$300/per). Outstanding bills estimated at \$1700-\$3400 for HGM. HGM bill for dam seepage repair needs clarification. Steve Broniecki will contact HGM to clarify charges before bill is paid by Linda. Treasurer's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Kathy Welch and Tyler Bowley.

Chair of **Finance Committee**, Rick Warner, scheduled yearly audit of Treasurer for Sunday, 8/27/2006, after meeting.

Chair of **Rules Committee**, Jodi Porter, reported continued mailing of booklets to new homeowners. Need to follow-up with late acks.

The **A&E committee** reported on the following items:

- 1) Joe Stangl presented information defining types of coli form that can be found in lakes. There are two types that could be detected in the lakes: mammalian (harmful to humans) and avian (harmless to humans). The existence of coli form is an indicator of the presence of either mammalian or avian fecal material. It is most likely that the high coli form levels detected in Sunrise Lake are of the avian classification. It was determined that the farm abutting the south west side of Lakewood Villages neighborhood (runoff drains into the lake area watershed) does not have livestock (e.g. cows); and as such, the coli form as a result of livestock (mammalian) fecal material is extremely unlikely. The recommendation of the committee is to continue to educate lake lot owners about coli form levels and lake use risks so they are able to make informed decisions about using the lakes (Sunrise/Sunset) for recreational purposes.

- 2) Steve Broniecki motioned to hold an educational meeting focusing on lake health/lake use concerns as a result of the coli form/lake health topics discussed in #1 above. The suggestion includes hosting experts at the proposed meeting to educate lake lot owners about geese issues and water quality. Proposed expert guest speakers are Aaron Klusmire from Natural Habitat (the water quality testing company) and Mark Vrtiska, Ph. D., Waterfowl Program Manager, Nebraska Game and Parks Commission. Joe Stangl seconded motion and educational meeting was approved. Dave Foxall indicated he can videotape the meeting and transfer to pc to be available to all lake lot owners on the website lvlakelots.com for future reference.
- 3) Hoys (180), Doolittles(181), Stangls(182), and Pickettes(183) to determine plan for steps/approach to lake behind these lake lots.
- 4) Chris Warner proposed that a dock should be installed behind lake Lot 1 Replat 5 (currently owned by Bob Hinson).
- 5) Board approved \$6000 for approved dock purchases (Playstar) and installations on designated south shore locations – estimate is five docks. Motion by Kathy Welch and seconded by Steve Broniecki.
- 6) Board voted that any additional charges for truck delivery regarding sidewalk construction in front of Out lot 2B (between lots 155 & 156) will be incurred by the lake lot owner (?). Motion by Kathy Welch and seconded by Steve Broniecki.
- 7) Lake lot 192's rip rap yet to be installed.
- 8) Joe Stangl reported that black crappies were introduced into both Sunset and Sunrise lakes at a cost of \$675. 215 crappies were introduced into each lake for a total of 420. Board approved the \$675 expense to be paid by Treasurer.
- 9) Chris Warner to obtain estimate to remove dead tree on Timberridge behind lot 201. Will also receive bid to remove dead tree on lake association property behind his lake lot (2 Replat 3).
- 10) HGM provided report on silting issues and recommends that no action is necessary at this time. Report on file with secretary. Recommends a yearly survey of both lakes to determine amount of additional silt and whether dredging action should be taken. Baseline silt survey for Sunset Lake 2006 is \$800.00. HGM indicated they could combine the seawall inspection with the silt survey for \$200.00. (?) HGM to provide a per weld cost estimate for seawall repairs.
- 11) Dave Foxall to attend next SID meeting to discuss silt/lake dredging monetary accountability. He will forward the SID meeting minutes to the lake association board for review.
- 12) Dave Foxall motioned to approve \$1500 expenditure with HGM for surveys/inspections. Kathy Welch seconded. Approved by board.
- 13) Chris Warner obtained estimate to seed native grasses and wildflowers in lake fingers and dam areas from Trees, Shrubs, and More. Estimate is approx \$65 for each finger. Dam area estimate (?).

A&E Committee's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Tyler Bowley and Kurt Ubbelohde.

Dave Foxall motioned to adjourn the meeting that was seconded by Tyler Bowley and Chris Warner.

Future Meeting Schedule is as follows:

September 24

October 29

January 28

April 29

All dates are Sundays, the time is always 10:30a, and the location is Tigerpaw Software, 2201 Thurston Circle, Suite 7, Bellevue, NE.