

2-5-2019 Lakewood Villages Lake Lot Owners Board Meeting

Meeting was called to order at 6:37 by president Kathy Welch

Members present: Welch, Ehrnst, Ellison, Mercier, Reasoner, Warner, and Stangl (via phone conference)

Approval of the Minutes: Approval of the last board meeting minutes was postponed.

Old Business

The board decided to review the minutes which changed the rules voted on at the August 2017 board meeting before posting the new version of the rule.

“Welched proposed a motion that access to LVLA property (i.e. for fishing, boating, winter sports) is for the express use of Lake Lot residents (defined as those who physically reside in a home on a LVLA Lot). Visitors are authorized access if they are physically accompanied by a LVLA resident. This policy extends to Out Lots, docks, dams, and the lake itself. Hoy seconded and the motion passed with 8 votes.

Hoy will draft the amendment for review, update the official LVLA HOA Rules, and arrange to have the new version posted to the web site.” (August 2017)

Seawall Update

Larry Mercier indicated that this winter would be a good test of the repaired seawall. Thus far the repaired areas seem fine.

The contractor has been working on tie-backs over the winter. He plans to grade and fill all the lots he worked on last year before continuing wall repair.

If the weather cooperates, the plan is to finish the work on the lower lake and begin work on the most damaged areas of the upper lake..

Homeowners of the anticipated work areas have already paid their 50%.

Preparation for the Dam Inspection

In preparation for the dam inspection last year, some board members and one homeowner cleared small trees from the dam in 2018. It was noted that increased manpower and improved tools would facilitate this process in 2019.

It was suggested that we bring this matter to the attention of the general membership at the meeting in May in hopes of either deciding to pay someone to clear the dam, or buy tools for a volunteer group.

Annual Meeting

The annual meeting will be scheduled for May 20 at Rising View Community Center, 3116 Lockbourne Drive, Bellevue

Larry Reasoner will send notice of the meeting in early May with the Lake Lot Owners dues invoices.

Treasurer's Report

The current balance is \$84,981.00

Lake Environment

Joe Stangl put fencing around trees to protect them from the beavers after they did damage to outlots and trees in lots. The beavers have been relocated for now.

Joe Stangl attended a meeting sponsored by the Nebraska State Parks concerning Lake and fish management. The NE State Parks association has issued a directive for small lakes because the unprecedented amount of ice and snow on the lakes is blocking oxygen uptake and killing fish. There is a high level of concern that our lakes could lose a significant number of fish.

To oxygenate the water, State Parks recommends "Bubblers." Chris Warner moved that the board approve funds of \$650 to cover the costs of the Bubblers and their installation. Larry Reasoner seconded. The board approved the motion.

Website

The board noted that Dan Abboud has done a fantastic job with the website and would like to thank him for his excellent work.

Miscellaneous

The board noted the need to remind residents to maintain their sidewalks in snowy weather.

The board noted that they have had either first hand experience of or have been approached by others concerning coyotes in the area.

Chris Warner noted that trees from association land had fallen onto his property from beaver damage and the tornado. The board suggested that he get estimates from tree removal services.

The next board meeting was set for May 13, 2019.

Chris Warner moved to adjourn, and Larry Reasoner seconded the motion.

The meeting was adjourned at 7:43.

Respectfully submitted,

Gail Ellison, Secretary