

Lakewood Villages Lake Lot Owners Association Minutes
Jan. 17, 2012

The meeting was called to order by President Don Kelly at 7:00pm. Board members present were: Don Kelly, Roxanne Hardebeck, Mark Frill, Kathy Welch, Dan Alexander, Mark Ehrnst, Joe Stangl, and Kurt Ubbelohde. Also present was Vicki Warner (secretary) and members of the Lakewood Villages Homeowners Association. (List attached) Don Kelly welcomed the newcomers and asked those who wished to speak to please limit their comments to 2 minutes in the interest of time.

Public Notice: Don Kelly stated meeting times and minutes have been published and will continue to be published by email instead of the website.

Secretary's Report: Due to the absence of a quorum, minutes were approved from the Aug. and Oct. 2011 meetings.

Treasurer's report: Don Kelly presented the report for Treasurer Linda Foxall stating the balance as of Oct. 17, 2011 was 14,138.91. There was no income. Expenses for the seawall mailing and Errors and Omissions Insurance respectively were \$85.14 and \$1580.00, leaving a balance of \$12,473.77 as of Jan. 17th.

Rules committee: Roxanne Hardebeck reported one complaint was received and resolved.

Architectural and Maintenance: Joe Stangl had no report.

Public comment: The floor was opened to homeowners to state their comments on the presentation that was mailed to their residences. Ted Hardebeck, Bob Hinson, Richard Doolittle, T.J. Ludwick, Chris Warner, Kevin Clark, Paul Bozeman, and Joyce Valadez each stated a variety of concerns, opinions, recommendations and comments on the seawall issue. Discussion included replacing the walls, repairing the walls, litigation against NP Dodge and letting the walls go back to nature.

Don Kelly then presented a history of the seawall problem, how it started and what has been done so far to mitigate the problem. Don Kelly stated he had contacted NP Dodge, voicing our concern with their culpability and responsibility. Don Kelly said he had also contacted NRD and they cannot help with the seawall issue. The Board is also obtaining quotes from multiple companies on costs associated with possible replacement or repairs the seawall. Don Kelly reiterated that the seawalls are association property, as are the dam, outlots and the docks, and the board understands cost is an issue for everyone. Don Kelly explained to the members that IAW the covenants, the association can't incur a debt, so bonds or loans are not an option. The explained to members that our only payment options were dues or special assessments. Don Kelly explained the Board's intent is for every homeowner to have a vote on this issue. Input was asked for and received from homeowners for alternative solutions and those inputs were incorporated into the alternatives mailed to the association. The goal is to have an association vote by the end of Feb. Options for a vote will be mailed out by registered mail, with a return receipt, to each homeowner. Items to be voted on are a decision on the way ahead for the seawall problem and also if the decision is to repair/replace, a second decision on how the member s want to pay for it. A special board meeting will be called at a TBD date in February to select a contractor, incorporated any new suggestions, and finalize the timeline for the seawall decision vote.

Mark Frill moved to put a deadline of Feb 10 for homeowners to submit their own proposals, complete with research. Joe Stangl seconded the motion. The motion carried unanimously, with all board members voting in favor. Any new inputs are due to Don by Feb. 10.

The agenda item to propose a dues increase was tabled until a decision is made on the seawall.

The agenda item to discuss a rules change was tabled until the next meeting.

Don Kelly moved to have April 28 as Association Lake Clean-up Day, Kurt Ubbelohde seconded the motion. The motion was approved unanimously by the board. Homeowners should police the area behind their homes to keep our lake and neighborhood clean for the summer season. Don Kelly will send out the specific details via email at a later date.

Three board positions are up for election at the April board meeting. Don Kelly encouraged association members to consider running for the positions.

Don asked for a show of hands regarding interest in pursuing legal action against NP Dodge. A majority of the homeowners present were in favor.

Roxanne Hardebeck moved the board explore the costs of retaining an attorney to pursue legal action against NP Dodge, but to not commit any funds at this time. Dan Alexander seconded the motion. Kevin Clark volunteered to help with locating an attorney. Motion carried unanimously.

Meeting adjourned at 8:30.

Next scheduled board meeting April 16, 2012

Vicki Warner
Secretary