

Lakewood Villages Lake Lot Owners Association Minutes
Jan. 25, 2010

The meeting was called to order by President Don Kelly at 7:15pm. Board members present were: Don Kelly, Roxanne Hardebeck, Dave Foxall, Kurt Ubbelohde, Dan Alexander, Joe Stangl and Mark Frill. Also present were Vicki Warner (secretary), Linda Foxall (Treasurer), Rick Warner and Ronnie Green.

The minutes were approved as published on the association website.

President's Report:

Don Kelly reported the sea walls (lots 156 – 159) were repaired according to the board's previous approval. However the grading has not been done so all expenses have not been paid out. The next lots to be repaired are 141-143. As of now, these lots don't need as much work done so they might not cost as much as this year's repairs. As previously approved, dues will be going up \$50 per year in order to keep from having a special assessment for future major expenses (for example – dredging). The money will be kept in reserve for use for major projects. Rick Warner will draw up some guidelines for the next meeting to insure the money doesn't get spent for minor expenses.

Mike Pickett updated the website.

Don also talked with the SID and Sarpy County Sheriff regarding the speeding that is happening on Maas Road. They will increase their patrolling of the area to help keep the speed down.

The beaver trapper found 2 dens of beavers. As of meeting time, he has caught 2 beavers. However the weather has not been cooperative. About 20 trees have been lost and the beavers are also causing erosion by tunneling under the banks. Most of the activity is on the lower lake.

Treasurer's report:

Linda Foxall reported the balance as of Oct. 19, 2009 was \$28,778.22. There were expenses of \$19,900.00 for sea wall repair and \$1640.00 for errors and omissions insurance. There was no income, leaving a balance of \$7238.22.

Dues statements will go out Apr. 1.

Committee Reports:

Architectural, Environmental and Maintenance: no report

Rules: Don Kelly passed out the updated rules that included some proposed changes in enforcement. Discussion followed and with a vote of 5 – 2, it was decided to make the following changes:

Adding covenants, rules and fines apply to each lake lot owner.

Fines will be standardized or eliminated, depending on the situation. Fines are a last resort for those who don't follow the rules.

If someone violates a rule or covenant the complaint must be reported to the board within 2 days. The violator will receive a warning. If the situation is not remedied within a designated time decided by the rules committee, a \$50 fine will be levied. If, after two

weeks, the situation is still not remedied, the fine will increase to \$250. Situations relating to flora and fauna will be kept at a higher \$300 for each offense. Fines related to fishing and dogs will be eliminated because they are under law enforcement jurisdiction. The rules committee will work with Linda F. on who gets a letter and invoice. Don will draft the rules enforcements for the rules committee to look over. He will then send the final copy out to the homeowners. It was suggested the homeowners also receive a hard copy of the rules and covenants.

Unfinished business: None.

New Business:

Ronnie Green will now serve on the Rules committee.

The next meeting will be Apr 19th

Meeting adjourned at 8:50pm

Respectfully submitted,

Vicki Warner
Secretary