

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 10:35 a.m. on the 28th day of January, 2007 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Tyler Bowley, Joe Stangl, Steve Broniecki, Kurt Ubbelohde, Mike Pickette, Kathy Welch, Linda Foxall (Treasurer/Acting Secretary). Absent were board members Wes Smith & Chris Warner.

Also present were Rick Warner (Chair of Finance Committee) and Timothy Bundy (A & E committee), and Jodi Porter (Rules Chairperson)

Secretary's report of October 29, 2006 was approved as published via email and web. A motion to approve the report was made by Mike Pickette with a second by Tyler Bowley.

Treasurer's report was presented by Linda Foxall, Treasurer reflecting a January 28, 2007 balance of \$20,371.60 (\$20,000 CDs and \$371.60 Cash). The following expenses have been paid since the October 29, 2006 meeting: Seeding of lake fingers for \$3791.67 and Rip Rap for lot 192 for \$1820.74. A motion to approve the report was made by Steve Broniecki with a second by Kathy Welch.

Linda explained that there are not enough funds in the cash account to cover outstanding bills. It was explained that one of the CD's will have to be cashed in to meet operating expenses until 2007 dues are received. Linda will try to hold off payment of bills until the CD reaches maturity to avoid penalty charges. This should be around mid February. Steve will inform Pioneer Excavating of the delay.

Also presented was a summary of 2006 expenses by category and a discussion of a 2007 budget. Linda Foxall will present a budget of known expenses and income projections for 2007 at the April 2007 meeting.

Old Business:

Finance Committee: It was reported that lot 193 – Ryan & Bridget Olsen still have not paid 2006 dues and all attempts to reach them have failed. Steve will contact the Dubois (lot 192) who work with the Olsens to attempt to make contact. Also discussed was the sea wall weep hole project. Timothy Bundy suggested the board establish standards and allow homeowners to make the repairs themselves. Kathy Welch & Steve Broniecki disagreed stating concerns about the homeowner's abilities and possible liability issues. Steve will research options and make a presentation with suggestions and options at the April meeting.

Rules Committee: There are no outstanding issues. Kurt Ubbelohde asked about the process for violations and who should approach violators. It was explained that any violations brought to the attention of the board would result in a board member or the

Rules chairman contacting the violator. If the homeowner refused to rectify the situation, the board would decide if further legal action would be pursued.

Other Old Business:

Kathy Welch reported on progress of her task to get Email addresses for all association members. Of those homeowners contacted, the response has been very cooperative. Only 1 homeowner did not want to receive email messages. There are 20 homeowners that Kathy has not been able to contact. She will go door-to-door to get these if necessary.

While calling she received a suggestion from a homeowner to start a Neighborhood Watch program. Mike Pickette will research this issue and report on his findings at the April Meeting.

Kathy also reported that at this time, there are 3 properties for sale, 3 builder owned lots and 3 empty lots.

New Business:

A & E Committee: Steve Broniecki presented plans for construction of a wood chip path from lot 184 (lot 1 replat 6) through association property to the water front. A & E committee recommended approval. The homeowner will maintain the path and put down adequate weed barrier. The plans were approved.

Steve presented an issue regarding lot 189. During construction a large amount of fill dirt has been brought in obscuring the lot line markers and spilling over onto outlot 3. The cost to resurvey the lot lines will be around \$350. Also, the homeowner has plans for a stone retaining wall and Steve believes that it will be placed within the outlot boundaries. Steve will contact the homeowner and explain the situation that the lot boundary markers must be returned to their proper position and the grading and retaining will must stay within the homeowner's lot boundaries. The homeowner's attitude will determine the next course of action.

Dave Foxall discussed upcoming elections to be held at the April 29th meeting. Three board members are up for re-election; Dave, Kathy and Mike. All said that they would run again. Dave also mentioned that we are in need of a Secretary. Jodi Porter has resigned. Linda Foxall has agreed to be interim Secretary until elections. Jodi will get the recorder and any pertinent material to Linda.

Tyler Bowley motioned to adjourn and Mike Pickette seconded. Meeting adjourned at 11:55 am. The next meeting will be April 29, 2007 at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,

Linda Foxall, Interim Secretary