

Lakewood Villages Lake Lot Owners Association Minutes
July 19, 2011

The meeting was called to order by President Don Kelly at 7:16pm. Board members present were: Don Kelly, Roxanne Hardebeck, Mark Ehrnst, and Dan Alexander. Also present were Vicki Warner (secretary), Linda Foxall (treasurer), Dave Foxall, Theresa Giorlando, Robert Doucette, Joe Harrison, Wes Smith and Dean Carlson. No quorum was established so no business could be voted on.

Don Kelly welcomed the newcomers and introduced the board members.

Treasurer's report: Treasurer Linda Foxall stated the balance as of April 18th was 6411.96. Income from dues and late payment interest was 32,018.74. Expenses for Dam maintenance was \$4000, PO Box rental \$70, Web hosting \$55, Liability insurance \$901.25, Real estate taxes for the 1st half 3.36 and \$500 for tree removal leaving a balance of \$32901.09 as of June 17. July income consisted of \$505.00 received for dues with no expenses, leaving a balance of \$33,406.09.

Three homeowners have not paid their dues. One is a new owner that hadn't received the notice so they will be excused from the late fee. One might need to have a lien filed for non payment. The association has been trying to cut expenses by only having 1 water test done annually. Don Kelly and Wes Smith are mowing the outlot, saving on mowing expenses. Liability insurance was down \$600 for this year due to a decrease from the company.

Don passed out copies of the projected expenditure report, showing projected income and a 5% annual increase in expenses. The dues increase was to help build a fund for capitol expenses, such as lake dredging and dam repair. Hopefully the increase will alleviate a special assessment to property owners when we have large expenses. As of now the seawall is our largest expense.

Fishing report: A 14lb channel catfish was caught on the upper lake, using frozen shrimp as bait. Since out lake is a catch and release lake, the fish is still in the lake to be caught again.

The dam was inspected last month by the state of NE. While we have received no written report as of the meeting, the inspectors seemed happy with the repairs and the dam was in good condition. The cottonwood trees will have to be dealt with every year during the annual clean up.

Weather has delayed the seawall repairs on Fountain Circle. No member of the architectural committee was in attendance so Don will find out when the repairs are scheduled to begin and inform the affected homeowners.

The water quality of the lakes was discussed. The lake should be safe for swimming (but not swallowing), especially since all of the lots are built on so we have no more run off. A water test will be scheduled. Also, wear water shoes since there could be sharp objects on the bottom.

The next meeting will be Aug 15 @ 7:15pm.

Meeting adjourned at 7:48pm.

Respectfully submitted,
Vicki Warner
Secretary