

Lakewood Villages Lake Lot Owners Association Minutes  
July 20, 2009

The meeting was called to order by Don Kelly at 7:20pm. Board members present were: Roxanne Hardebeck, Steve Broniecki, Dave Foxall, Mark Frill, Don Kelly, Joe Stangl and Dan Alexander. Also present were Linda Foxall (treasurer), Vicki Warner (secretary), Rick Warner, Joyce and Sergio Valadez, Chris Warner, Wes Smith and Ronnie Green (general members)

The minutes were approved as published on the association website.

President's Report:

Water tests were done in June for a cost of \$400. Water quality is good. The results are posted on the website.

A two-section dock was installed at a cost of \$2500.00 on the Sunrise Lake. Three families are using the docks.

Treasurer's report: Linda Foxall reported the balance as of July 20, 2009 was \$31,525.15. There is one association member that hasn't paid dues as of July 20. All other dues, some including late charges, have been paid

Committee Reports:

Finance: Rick Warner reported he will check over the books and provide his report in August at the next board meeting.

Rules: Roxanne Hardebeck went over the proposed changes to the association lake area rules:

Changes that were voted on and approved are as follows:

Rule 3. No parking on lake association owned property unless approved by the board.

Rule 4. Snowmobiling, 4 wheeling and all other gas powered vehicles are prohibited from use on the lakes. Fines for unauthorized vehicles will be \$100.

Rule 5. Quiet hours are in effect from 10pm until 6am in accordance with city noise ordinance (to be followed up with the city ordinance review). It was discussed this is a law enforcement issue rather than an association fineable offense. The intent is to minimize the noise, not lake use.

Rule 6. Swimming is permitted at homeowners and guests own risk. Inflatable devices must be attended at all times. They should be pulled out of the lake after use. Boats are not included in this rule.

Rule 8. Catch and release is mandatory for bass, channel catfish and crappie until population can support itself. Bluegills, carp, bullheads are not catch and release. Fine is \$30 for keeping an unapproved fish.

The rules committee will meet to discuss/review rules enforcement procedures.

All residents are expected to follow the covenants. The association has broad governing powers. If a neighbor has a complaint about someone not following the covenants, they

should bring their complaint to the board. It takes 75% of homeowners to change the covenants. These rule changes will be disseminated by the Board to all association members.

A & E Maintenance: Steve Broniecki reported the committee and the contractor walked the sea wall and determined the priorities for repairs. All lots needing repair were marked with yellow paint. Lots 156 through 159 are the priorities. They have 400 feet that is in need of tie backs. Cost of this repair is at \$40 per foot. The total cost to repair this section of seawall is approx. \$16,000. Other lots needed will need a combination of tie backs and vibration. However, some of the lots vibrated down last year have come up again so the contractor is proposing a test repair, using an H beam that is welded on the inside of the wall. This type of repair is much more cost effective. Also, repeatedly vibrating the walls down will eventually cause them to fail. The test will be done on lots 137 and 138. Due to the cost, other lots needing repair will be put on hold until next year. Homeowners with walls needing repair are reminded the work will be done within the 15 foot easement area so if a sprinkler system is installed within that area, it is homeowner's responsibility to provide any maintenance on their sprinkler system. It is recommended the homeowner at least pull the sprinkler heads prior to the start of the work to avoid a more costly repair.

It was determined during the walk around the sea wall the wall is the primary repair concern and the slopes didn't have anything pressing. It was noticed black locusts trees were multiplying and may take care of the erosion problem on some of the slopes. Lot 144 was concerned with the out lot appearance. It was discussed to let the homeowners next to the out lots, take care of that lot if possible.

Don Kelly mowed the out lot on the corner and will continue to do so twice a year since there are no funds to take care of the mowing.

There is still problem with non lake owners using the lake without a homeowner present. Members were reminded it's everyone's responsibility to inform visitors this is private property. The sheriff's dept or Don Kelly can be called if a resident is uncomfortable approaching trespassers.

#### Unfinished Business:

The water report was given. Quality is good. Results are published on the website. Geese population seems to be down this year. A dead snapping turtle was found. There are many turtles in the lake. Also the beaver is still around. And finally, OPPD cut down some trees on the damn.

#### New Business:

No new business

#### Announcements:

Don Kelly thanked Roxanne H for her work on the rules and Steve B and Joe S for their work on the walk through.

Next meeting Aug. 17 at 7:15.

Roxanne H moved and it was approved to adjourn the meeting at 8:45.

Respectfully submitted,

Vicki Warner  
Secretary