

Minutes of Special Meeting of Lakewood Villages Lake Lot Owners Association, Inc. Board of Directors

The meeting of the directors of the Lakewood Villages Lake Lot Owners Association, Inc. was called to order at 6:35 p.m on the 26th day of July, 2007 at 5001 Westlake Circle, Papillion, NE. Present were the following directors/officers: Dave Foxall (President), Mike Pickette (Vice President), Roxanne Hardebeck Joe Stangl, Steve Broniecki, Kurt Ubbelohde, Chris Warner, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). There were 5 director spouses present.

New Business:

Nominations were taken for the new board member. Roxanne Hardebeck nominated Gail Ellison and Mike Pickette seconded the motion. Steve Broniecki nominated Mark Waddington and Chris Warner seconded it. Dave Foxall nominated Timothy Bundy and Mike Pickette seconded the motion. The voting was done and the new board member will be Mark Waddington.

Old Business:

Dave Foxall gave a status update on the Doolittle lawsuit. In August, the opposing attorney will be asking questions under oath. The Doolittle's will be deposed as well as Dave Foxall. A brief discussion was had about the reasons the dock was put in initially. Overall, the purpose of providing "safe and convenient" access was achieved. Some of the other locations considered to put the dock would not have achieved this.

The Seawall issues were discussed at length. Overall, one of the purposes of the meeting was to achieve a position of the board to present to all homeowners regarding the seawall repair. Chris Warner said the board's position has always been to provide "safe and convenient" access to the lake and this should be the same. Kurt Ubbelohde suggested we restore some of the properties back to original condition because some of the lots do not have complete access to the lake. Dave Foxall suggested backfilling/adding dirt to achieve safety on some of the lots. Steve Broniecki said while it needs to be safe, that doesn't necessarily mean restoring to 90 degrees. He suggested looking at weepholes for the worst lots and price determines how many could be done.

Chris Warner said to get a new engineering report done on our position of safe and convenient, where the engineers provide a phased approach to the repair, then present that plan to the homeowners. This would be professional prioritization rather than the board determining it. Kurt agreed with this plan since the board members are not the experts on this.

Steve added that the uprooting seawalls are most likely hydraulic pressure-related and weep holes would most likely solve. Kurt said that the engineers should determine the correct angle of the walls, adding that some of the sloped lots are a lot worse because of

the weight behind it. Also, he said the plan should be specific on a date since some of the homeowners problems are only getting worse and concerns are growing.

Steve Broniecki made a motion that as a board we will guarantee stable and convenient access to the lake, and we will maintain the seawall cap yearly. Additionally, the engineer will provide a guideline from which the board will come up with a phased approach based on maintaining integrity to prevent further deterioration.

After the motion, there was additional discussion. Roxanne Hardebeck questioned why another report from HGM would need to be done and the expense of the repairs. Kurt Ubbelohde said that the seawall is a situation NP Dodge gave us and it needs to be worked with. The board needs to reserve the right to be able to add to dues or have assessments to manage the situation. If it isn't managed, it could cost more to wait. Joe brought up that the report was over a year old. Kurt explained that the original purpose of the first report was to fix everything. Now, the board is needs to know what it will take to maintain the integrity of the wall and make it safe again, not necessarily restoring it to original condition. Steve agreed and said that he would call the engineers and find out what were acceptable parameters. Kurt also questioned if the walls were worth maintaining and if it was worth continuing to deal with them. He asked if the engineers could possibly give one choice of maintaining and fixing certain lots or a second choice of tearing out and the secondary effects involved with doing that. Dave said a budgeted plan of maintenance would come later.

In summarizing, Kurt Ubbelohde said that for the meeting on Sunday, the homeowners need a statement of action but the board needs more time. Progress must be shown.

Joe Stangl motioned to adjourn and Dave Foxall seconded. Meeting adjourned at 8:50 p.m. The next meeting will be July 29th at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,
Kerry Ludwick
Secretary