

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 convened at 10:30 a.m. on the 30th day of July, 2006 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Kathy Welch, Tyler Bowley, Mike Pickette (Vice President), Wes Smith, Kurt Ubbelohde, Chris Warner, Jodi Porter/Secretary and Linda Foxall/Treasurer. Joe Stangl was absent but provided written permission to have Mike Pickette vote for him by proxy 7/25/06 thru 7/31/06. Steve Broniecki was absent but provided written permission to have Chris Warner vote for him by proxy 7/30/06.

Other association members present: John Goeschel, Fred Grasso, Warren Fish, John Furlow, Sherry Marsala, Denise Reding, Dean & Ellen Carlson, Karen McGinn, and Mark Waddington.

Secretary report of June 25, 2006 was approved as submitted. Motion to approve by Dave Foxall with a second made by Kurt Ubbelohde and Mike Pickette.

Linda Foxall, Treasurer, presented the **Treasurer's report** that reflected a June 26, 2006 balance in the bank account of \$42,601.14. Received dues income of \$2100.00 since June 25, 2006 meeting. Paid the following expenses: rule book mailing (\$48.27), water quality testing & treatment (\$775.00), HGM – dam repair plans (\$663.58), and Jochim Precast Concrete - dam repair (\$4,220.00). Received \$10.00 filing fee back from state. Balance on hand July 31, 2006 \$39,004.29. There are nine outstanding lake lot dues (\$300/per). Treasurer's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Chris Warner and Mike Pickette.

Chair of **Finance Committee**, Rick Warner, to follow-up with late dues (nine @ \$300/lot) and schedule yearly audit of Treasurer. Motion to approve by Dave Foxall with a second made by Tyler Bowley and Mike Pickette.

Rules Committee reported continued mailing of booklets to new homeowners. Need to follow-up with late acks. Board voted unanimously to retain Mike Rierden as the lake association's attorney. Board approved the Playstar System dock as the standard for all lake lots. The system can be purchased at Menard's, and a booklet describing the system can also be found there. The approved dock color is beige/taupe. These dock specifications are now official and will be on file with the covenants and rules. Docks are only approved for south shoreline lake lots. If a lake lot owner owns the area where the dock will sit, they will pay for the dock; otherwise, the association will pay for the docks. Joe Stangl and Chris Warner to determine dock locations for south shoreline lots. Dave Foxall indicated that a railing should also be constructed on steps down to water behind Joe Stangl's house.

Chris Warner will continue to prepare the proposal document on how best to protect association property that sits behind some south shore lake lots. Three possible solutions will be described in the proposal: 1) no action 2) update covenants with more rigorous rules description in effect for the next x years OR 3) transfer property to adjacent homeowner. Once the document is complete, he will forward for Board's review. Mike Rierden will also review the document and assist with final recommendation.

The **A&E committee** on the following items:

- 1) John Furlow to contact and work with Joe Stangl concerning lake coliform issue. John would like to explore options (e.g. water motion, light) to rid Sunrise Lake of the coliform.
- 2) Mike Pickette in process of researching the brightness issue (too bright, especially in winter/early spring) of Lockheed Martin's outdoor, pole lighting. He is expecting to receive Lockheed Martin's report on the issue week of 7/31/2006 and will bring results to next board meeting.
- 3) Joe Stangl and Chris Warner to draft proposal for dock locations along entire south shoreline and present at next meeting.
- 4) Lake lot 195's (Mark Waddington) submitted request to construct a dock was approved by the board. Dock will be paid for by homeowner since it will sit on owner's property, and dock must be constructed in accordance with the newly approved dock specifications (Playstar System from Menard's).
- 5) The Bellevue Planning Commission voted against rezoning Lot 144 to allow installation of privacy fence. Homeowner must use a landscaping/shrubbery solution.
- 6) Chris Warner proposed that the A&E committee and the Maintenance committee be combined into one committee, AE&M. The new committee will be co-chaired by Steve Broniecki and Chris Warner. Steve will continue to focus on A&E topics while Chris will focus on maintenance topics. Dave Foxall, President, approved the consolidation of the two committees into one as well as the co-chairing of the new AE&M committee.
- 7) Dave Foxall is working on a plan with the SID to address drainage/silting issues. A determination will be made as to how much the SID will contribute (\$\$) to assist with dredging of the lakes. Dave has also determined that Beaver Lake has a dredge that we can rent (with operator).
- 8) Bid to install sidewalk in front of Out lot 2B (between lots 155 & 156) was approved. DPS Construction will install the sidewalk for \$600.00. The sidewalk will be 30 feet long and 4 feet wide. Construction can begin anytime.
- 9) Lake lot 192's plan to install riprap on shoreline was approved. Installation to be reviewed and approved by Chris Koenig.
- 10) Board approved submitted plans detailing pool, fence, and landscaping for Lot 139. Owner informed that any damage to seawall as a result of construction will be their responsibility to repair.
- 11) Lot ? fence plan approved by A&E.
- 12) Lot 156 landscape plan (Fred Grasso) approved.

- 13) Lot 175's request to sod slope was rejected by A&E – still needs to inform homeowner of decision. Long-term plan is to seed all slopes with native grasses as often as necessary to prevent erosion.
- 14) Drain tile installation on lower dam completed and successful in rerouting water.
- 15) HGM provided report on condition of seawalls and recommended repairs (report on file with these meeting minutes). It was determined that homeowners' landscaping has had little to no effect on the damaged seawalls; rather, the poor method of construction and low quality materials is responsible for the failing seawalls. Dave Foxall began working with N.p. Dodge to determine home builder accountability for areas that N.p. Dodge had repaired but had become re-damaged by the home builder's construction activity. N.p. Dodge may be responsible for seawall damage at Lot 158. Chris Warner will now head up this effort and will continue working with N.p. Dodge. Using HGM's seawall report, Chris and the AE&M committee will determine which seawalls should be repaired now and make a recommendation at subsequent meetings.

A&E Committee's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Wes Smith and Kurt Ubbelohde.

Dave Foxall motioned to adjourn the meeting that was seconded by Tyler Bowley and Chris Warner.

Future Meeting Schedule is as follows:

August 27
September 24
October 29
January 28
April 29

All dates are Sundays, the time is always 10:30a, and the location is Tigerpaw Software, 2201 Thurston Circle, Suite 7, Bellevue, NE.