

Lakewood Villages Lake Lot Owners Association Minutes  
June 1, 2009

The meeting was called to order by Don Kelly at 7:15pm. Board members present were: Roxanne Hardebeck, Steve Broniecki, Dave Foxall, Mark Frill, Don Kelly, Michael Pickett, Joe Stangl and Kurt Ubbelohde. Also present were Linda Foxall (treasurer), Vicki Warner (secretary), Rick Warner, Mark Ehrnst, Brian Avery and Ronnie Green (general members)

The minutes were approved as published on the association website.

Committee Reports:

***A & E Maintenance:***

- Steve Broniecki reported a meeting with the tree service that works with OPPD. They will remove cottonwood trees on the dam, free of charge without using chemicals.
- The board received a request to remove some trees in a cove that was on lake property because they were blocking access for canoes. The board determined it wasn't our responsibility at this time because it wasn't a safety issue. The canoes should be accessed from one of the docks, not from the shore.
- Outlot 2A needs mowing because the weeds are too high. Steve will ask Chris Warner for names of who did the job previously.
- Ronnie Green submitted a letter requesting something be done about the slope on this Outlot because it is unsightly and harboring weeds that are spreading to surrounding lots. Joe Stangl and Steve will meet with Ronnie Green and bring recommendations to the board at the next meeting.
- There is a problem with people fishing from the dam and feeding geese. Members were reminded it's everyone's responsibility to inform visitors this is private property. The sheriff's dept can also be called if the resident is uncomfortable approaching trespassers.
- Lots 156, 157 and 158 still need to be repaired. 60 feet of Lots 140, 141 and 142 need to be repaired with tiebacks. Lots 148, 149 and 150 were tested last year with vibrating the wall down. The test showed the walls came back up but the exact amount isn't known. These lots may need to be tied down. Steve and Joe will walk the wall and report back the results at the next meeting. Expenses for these repairs are approx \$21,000.

***Treasurer's report:***

- Linda Foxall reported the balance as of April 20, 2009 was \$16,690.01. Dues received were \$13,600. Expenses were \$55 for web hosting. Balance as of June 1, 2009 was \$30,235.01.
- There are 9 lots that haven't paid their dues as of June 1. One lot is not overdue due to a sale and incorrect address. The other 8 overdue notices, including interest charges were mailed.
- Upcoming expenditures include \$21,000 for wall repair, \$1800 for seeding from last wall repair, \$1800 to install a dock that had been previously approved and normal annual operating expenses of approx \$5000.

***Finance Committee:***

- Rick Warner and Kurt Ubbelohde suggested some funds be set aside for upcoming big expenses. Discussion decided this year's funds are already allocated but will start saving next year.

***Rules Committee:***

- Roxanne Hardebeck reported only 8 responses from the survey that went out to all residents asking for input on the current rules. Don Kelly reported he had received approximately 12 responses. So far the largest issues are the hours of activity on the lake (to include noise), 4 wheeling during the winter, the types and sizes of boats allowed and approved activities, open garage doors and cars parked in the driveway. The discussion was tabled until the next meeting.
- Roxanne Hardebeck will consolidate the inputs and send them to the board for further review. The largest discussion was regarding the ATVs. Brian Avery, along with others present, spoke in favor of allowing ATVs on the lake.
- Dave Foxall reminded everyone to be careful in making too many rules limiting what can be done on the lake, instead focus on what you can do.
- Fines need to be addressed and be made more consistent. A decision needs to be made on how to enforce the fines once they are issued. Covenants should be enforced, with no exceptions.

***New Business:***

- Steve moved and it was approved to have the lake tested for water quality in June, instead of July.
- Board meetings will continue to be the 3<sup>rd</sup> Mon in the months of July, Aug, Oct, and April. The January meeting will occur on the 4<sup>th</sup> Monday due to Martin Luther King holiday. Don Kelly will send out a calendar.
- The Board approved the following expenditures for 2009: \$21,000 for sea wall repair behind lots 156, 157 and 158. \$1800 for seeding from last wall repair, approximately \$1800 to install a dock that had been previously approved and normal annual operating expenses of approx \$5000.
- The Board will retain approximately \$4,000 in the account as reserve. Over the long term, the board will set aside an increasing amount of revenue for larger expenditures such as dredging, dam repair, etc.
- Steve and Jake will walk the seawalls this weekend and report findings to the board at the July meeting.

Dave Foxall motioned to adjourn and Roxanne Hardebeck and Kurt Ubbelohde seconded. The meeting ended at 8:45.