

Lakewood Villages Lake Lot Owners Association Minutes
June 21, 2010

The meeting was called to order by President Don Kelly at 7:16pm. Board members present were: Don Kelly, Roxanne Hardebeck, Dave Foxall, Mark Ehrnst, Joe Stangl, Kathy Welch and Kurt Ubbelohde. Also present were Vicki Warner (secretary), Linda Foxall (Treasurer), Rick Warner, Dave Foxall, and Dean and Ellen Carlson.

The minutes were approved as published on the association website.

Treasurer's report:

Linda Foxall reported the balance as of Apr. 19, 2010 was \$16,067.38. There was income of \$16,200 from dues paid by 36 lots. There were expenses of \$1939.59 insurance, lawn mowing and web site hosting and registration. The balance as of June 21, 2010 was \$30,327.79. The report was approved as presented. A few lots remain unpaid.

Committee Reports:

Finance Committee: Rick Warner presented a proposed budget. Recurring expenses are \$10 State incorporation fee, \$353 Real Estate taxes, \$70 PO Box rental, \$55 Web hosting, \$1751 Liability insurance, \$1640 Errors and Omissions insurance, \$400 water testing, \$300 lawn mowing and \$11.13 Web domain name. Projected expenses include \$22040 repair 5 sea walls, \$1800 seeding. Income is listed at \$30,600 for dues leaving a surplus of \$2169.87 to be put in a capitol fund.

Discussion followed and some adjustments need to be made due to some additional expenses so a corrected budget with updated figures will be presented at the next meeting.

The goal is to keep any left over funds separate so the board can start with a fresh budget every year. When the sea wall repairs are completed there will be a lot more money in the capitol fund. Also, the dues might be able to return to the previous level.

Rules: Only one noise complaint was received and the situation was taken care of. Homeowners are reminded to call Don Kelly or Roxanne Hardebeck if they have a complaint unless it is an issue for the sheriff (ex. Shooting or harassing the geese is a felony as they are federally protected)

Architectural, Environmental and Maintenance: Joe Stangl reported repairs to lots 169 and 170 are complete but the grading still needs to be done. A question was brought up as to what is final grading. The committee will be walking the sea wall before the next meeting. The invoice will be sent to the treasurer for payment only after all the grading is finished. Some homeowners are frustrated because it is taking so long for seeding. Seeding can't be done until the fall because the geese will eat it. Some homeowners are paying for their own sod and some are landscaping their yards after the repairs. Those homeowners need to remember heavy equipment can't be put on the newly fixed yards.

Fish report: The bass and catfish populations are down. The smaller bluegills and catfish over 3 lbs also took a hit. It will cost approximately \$600 to restock with catfish and bass. That should be done in the fall when the water temperatures are lower. Fishing in the lower lake is good.

Unfinished business: Kathy Welch is halfway through the association directory. She is trying to make this a "neighborhood" directory of hobbies, interests, businesses, etc so neighbors can get to know one another. Some of the phone numbers are disconnected so she is having a hard time reaching some of the residents.

New Business:

Roxanne H reported some of the docks need additional stabilizing poles. The cost for that would be around \$200 total for the repair. It was moved and seconded to proceed with these repairs.

Kurt U. reported the beaver dams have raised the water level on the “lake” across Timberridge. This could cause issues with the road and the lake. Don will discuss the situation with the SID.

Announcements:

The next meeting will be July 19 at 7:15 pm at Don Kelly’s house.

Meeting adjourned at 8:03pm

Respectfully submitted,

Vicki Warner
Secretary