

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

The meeting of the directors of the Lakewood Villages Lake Lot Owners Association, Inc. was called to order at 7:33 p.m. on the 23rd day of June, 2008 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Roxanne Hardebeck, Joe Stangl, Steve Broniecki (Vice President), Mike Pickette, TJ Ludwick, Timothy Bundy, Kurt Ubbelohde, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). Absent was board member Wes Smith.

**Secretary's report** of May 19<sup>th</sup>, 2008 was approved as published via email and web. A motion to approve the report was made by Joe Stangl and seconded by Mike Pickette. It was unanimously approved as published to board members.

**Treasurer's report** reflects a June 23rd balance of \$33,658.30 (\$16,505.56 CDs and \$17,152.74 Cash). The expenses paid since the May 19<sup>th</sup>, 2008 meeting were Liability Insurance (\$1,928.16) Clean up day dumpster (\$176.56), Outlot grading and seeding (\$3,505) Rip-rap (\$675) Stone steps and handrail (\$3,150), sidewalk (\$1,430), Weep holes in sea wall (\$6,750) and Web hosting (\$55). Income generated of \$2,400 was from 2008 homeowner dues. A motion to approve the report was made by Mike Pickette, with a second from TJ Ludwick. It was unanimously approved.

**Old Business:**

**Finance Committee:** There are still 5 homeowners with unpaid dues for 2008. Two are probably going to pay according to Linda Foxall. There will be three liens filed on Wednesday for the other three homeowners.

There has also been a valuation change on both lakes. The upper lake went from \$2,000 to \$6,270 (which includes outlots 2, 2A, and 2B and is 12.54 acres). The lower lake went from \$1,500 to \$7,780 (which includes outlot 1, and is 15.56 acres). Currently the taxes are about \$55 every 6 months. Linda Foxall will call to find out the change and possibly appeal.

**Rules Committee:** The new updated booklets will soon be available for download.

**A & E Committee:**

Outlot 2D and 3 improvement bid has been completed, and still needs to be paid.

Adam Bennett of Inland Marine Construction, Inc. joined the meeting to discuss the bid their company did for the seawall situation. Board members were able to ask questions about the particulars of the bid.

Because Adam did not have any drawings with him, he directed members to look at the website CMIwaterfront.com to view photos.

Essentially, the bid from Inland Marine contained an option to repair the existing seawall by re-driving the steel sheets to grade. It also involved using re-bar tiebacks ever 6 ft going back to a 10ft “dead man”. The wall would then be back filled with gravel approximately 18 inches thick, 2 feet back from the wall with about 10 inches of dirt on top for re-growth of grass/sod. For this repair, the bid is \$40 per linear foot.

To remove the existing and replace with a vinyl sheet piling, the wall would be capped with treated lumber and contain a galvanized tie rod every 5 feet going back to a 12 foot “dead man”. The wall would also be backfilled with gravel for adequate drainage. The existing steel wall would be removed and hauled away. The price for the new sea wall is bid at \$105 per linear foot.

The A& E committee had previously recommended to the board that approximately 640 linear feet of seawall behind certain lots needed to be given the most priority.

After Mr. Bennett left, the board was also able to have an informal question and answer session with Mr. Al Toombs, who is the current board president at Beaver Lake in Plattsmouth, NE. Board members asked Mr. Toombs his opinions on some of the technical aspects such as comparing steel vs. vinyl, repairing vs. replacing the seawall, and possible longevity of doing these. Mr. Toombs preferred the use of steel vs. vinyl, and also thought that for this particular seawall, replacing it would be the best choice.

There was a discussion among board members concerning the budget requirements vs. annual income generated.

Timothy Bundy made a motion to allocate no more than \$26,000 to repair the seawall at the discretion of the A & E Committee for the year 2008. TJ Ludwick seconded the motion. The motion carried, but was not unanimous. Roxanne Hardebeck voted “nay”.

Joe Stangl explained that the lake will be tested during the 1<sup>st</sup> couple weeks in July. The lake should be clear from all the rain in about 2-3 weeks.

### **New Business:**

Mike Pickette asked if the Finance committee could begin putting together a proposal for the next meeting to budget for the future cost of replacing the seawall.

Kurt Ubbelohde motioned to adjourn and Joe Stangl seconded. Meeting adjourned at 9:15 p.m. The next meeting will be July 21, 2008 at 7:30 p.m. 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,  
Kerry Ludwick  
Secretary