

President Welch called the meeting to order at 6:35 p.m. Roll call was taken, and 8 of the 9 board members were present (absent: Frill). The first order of business was to approve board minutes from July 11, 2016. Stangl moved to approve the minutes, Hoy seconded, and the motion passed unanimously.

ELECTIONS: The annual elections addressed three expiring Board positions; Frill, Hardebeck, and Stangl. Frill indicated (through his proxy Stangl) that he would run again only if no other resident offered to run. Hardebeck and Stangl stood for re-election.

The six candidates for a three-year term included: Terry Franks (Sea Wall side), Roxanne Hardebeck (Natural side), Joe Stangl (Natural side), Gail Ellison (Natural Side), Theresa Giorlando (Sea Wall), and Larry Reasoner (Sea Wall). All candidates justified their candidacy.

Elected to the board on the first ballot was Franks and Stangl. The third position resulted in a tie between Ellison and Giorlando. A subsequent ballot resulted in the election of Ellison to fill the third position. The new candidates took their place on the board. Vice President Hoy thanked Ms. Hardebeck for her long years of service to the Association.

REPORTS:

- a. Seawall update. President Welch opened the discussion on the Seawall, reviewing the steps taken by the Board to Consult a lawyer, hire an engineering firm to assess the seawalls and conduct a lake depth survey. These three steps were critical to future decision-making regarding which approach to take regarding repairing/replacing the seawalls.

The Engineering study, backed by soil samples, indicated that the current five-foot seawalls were inadequate for the soil composition and existing terrain features surrounding the man-made lake. The Engineers had recommended 20 foot pilings. The replacement cost was \$2.1 M.

Previous measures to address the sea wall problem had met with mixed success. The Tie-backs previously used worked well in some locations. In the case of those that failed, the cause was often attributed to attempting to tie back walls that were not long enough (5 feet in height) to properly set in deeper water (4-5 foot depth).

The Board's decision not to pursue total replacement was driven by the overall project cost and the absence of means to cover the costs of long-term financing.

Larry Mercier discussed the work being performed on his seawall, a test case previously authorized by the Board. The attempt to gain three appraisals resulted in one valid response. Work was authorized on Mercier's property for \$7259 to repair a seawall that was laying in the water. The work involved placing Dead Men, Longer I-beams, and not using tie downs. The home owner was satisfied with the quality of the work.

The second authorized test case involves the home of Theresa Giorlando. The Board previously determined, by inspection, that this seawall was the community's highest priority for repair. The contractor reported difficulties boring into the soil to an appropriate depth (since rectified).

There were many concerns raised regarding the contractor's skill and experience with seawalls. Additionally, members raised concerns regarding what constituted a successful test case, particularly time standards. Furthermore, some raised concerns that funds were not available to cover all repairs on all properties. Board Member Terry Franks addressed the engineering concerns and explained that damage to seawalls would likely be evident following the first year of repairs when the structures had been subjected to saturation of ground water and the effect of freezing.

The President explained that available funding, dependent solely on annual homeowner fees, could only address the worst cases at any given time. The board would continue to prioritize those in need of repair. The issue of a special Assessment was briefly discussed, but was deemed unlikely due to the high threshold it must meet for approval (75%) and the legal ramifications of assessing funds for those who do not "materially benefit" from the resulting work. The possibility of raising annual dues was discussed, but there is no current plan to do so.

The board discussed the possibility of turning over ownership of the seawalls and out-lots to residents for them to maintain on their own. This proposal is wrought with difficulties for it would require each resident to agree to these terms (an unlikely possibility) and would present the community with the unequal standards of repair.

One member had a concern over how discussion of the sea wall dominates all other issues. He suggested that other quality of life issues that should be addressed.

- b. Treasurer's Report. Treasurer Schreier presented the Treasurers report. The report showed income of \$5,613.01 and expense of \$43,249.59 since the last annual meeting (note that no 2017 annual dues were included in the income figures), and a current asset balance of \$117,606.78. Hermansky moved to approve the report, Stangl seconded that motion, and it was approved unanimously.
- c. SID update. The SID is updating the Landscaping that surrounds the Lakewood Villages entrance sign. One resident noted that the tree lining sidewalks along Maass Road, Timberridge Drive, and Lake Forest Drive are in need of trimming. This is generally a SID responsibility. Another concern was raised over the incidence of speeding along Maass Road with some drivers driving over 40 mph in areas marked 25 mph. Don Kelly, Sarpy County Commissioner from the 1st District, says a recent traffic study showed that the average speed was >31 mph, indicating that some are driving very fast. This is a noise and safety issue. The SID recently considered installing speed bumps, but decided not to adopt that measure matter.
- d. Website Update. The Website has been updated and is now available for use. We still updating the historical records section, but most reports are available. The 2017 minutes with soon be posted. We encourage members to review the information with special attention to the Covenant, By-Law, and Rules.
- e. Rules. Mark Ernst Also encouraged members to acquaint themselves with the Association rules. This will prevent most violations. Several members are in violation of the rule that prevents residents from having Pontoons and trailers around their homes. There are also a number of

non-members who are frequently found fishing on the lakes. This is only authorized if accompanied by a resident.

- f. Environmental. Joe Stangl briefed that the fishing in the lake is excellent with several species reaching “master” size. The rules for catch and release have been updated and will be posted on the website. Essentially catch and release no longer applies due to the health of the fish population. Limits are two catfish, three crappies, or a total daily limit of nine fish.
- g. Real Estate. Kathy Welch announced that new property appraisals have been released. The county-wide average was an increase of 3%. Don Kelly was asked if the appeal process is viable. He encouraged owners to pursue an appeal if they felt strongly about it. Ms. Welch indicated that it is no longer a seller’s market, but rather more balanced. There are currently two lake properties on sale.
- h. New Business. Ms. Hardebeck raised concern regarding erosion at Mr. Hausman’s property at 4618 Lake Forest Drive. He claims to have lost 6-8 feet of his backyard due to erosion of Association Property. Previously contractors have examined the property, but none expressed any interest in pursuing the work. Tentative repair estimates were in the \$200,00 range. The A&E committee vowed to take up the issue and conduct an initial inspection to determine a way forward.

Don Kelly thanked the Board members for their willingness to tackle tough issues and reminded members that the Board consisted of volunteers. He encouraged members to review the Covenant, By-laws, and rules in order to fully understand their responsibilities as Association members. He also noted that the Board was required to meet six times per year. Hoy will investigate the exact requirements.

The issue of an Association-wide spring clean-up was raised. The Board will publicize by e-mail that the Spring Clean-Up will be held Saturday, June 17th, from 9am to 11 am.

One member asked of the feasibility of installing water pumps to circulate water beyond his seawall. The Board was unaware of the requirements or ramifications of such an action. A&E will take the proposal under advisement.

The formal meeting was adjourned (motion made by Schreier, seconded by Hermansky, and unanimously approved) and the Board members held a brief meeting to determine Board assignments. The following positions remained unchanged; Welch – President, Ernst – rules, Hermansky – Architectural, Stangl – Environmental. Franks is the new Vice President. Schreier will remain as Treasurer, though Hoy will assume the duties of Secretary. The Board meeting was formally adjourned.

Respectfully,

James Hoy, Association Secretary