

President Welch called the meeting to order at 6:35 p.m. Roll call was taken, and 9 of 9 board members represented a quorum (Welch, Hermansky, Ernst, Ellison, Franks, Hoy, Mercier Stangl, and Schreier). Franks moved/Mercier seconded motion to approve the minutes from 27 March 2018 board meeting. Minutes were approved unanimously.

**Old Business:**

Seawall update. Mercier updated the board on the latest seawall improvements.

Hay netting has been emplaced in several areas to protect seeding efforts. We are preparing to begin work on the next 4 lots and checks have been collected from the residents. The next step is to order the helix components. It will take 2-3 weeks for the items to arrive. The contractor continues to reevaluate the work required and has reduced his estimate on several sections, saving homeowners and the association thousands of dollars.

Some home owners have refused to pay for their work on relatively minor lots, contesting bills of \$300, \$1700, and \$300 respectively. If these adjacent lots fail to pay the 50% cost share, those properties will be bypassed and reevaluated later for Special Assessment.

Erosion update: A team completed the evaluation, tagging, and measuring of the natural side to establish a baseline to evaluate erosion. The results put into a spreadsheet with the intention to remeasure/reevaluate on an annual basis. Mercier suggested establishing additional reference points in the lake to gain an additional measurement for evaluation.

Dam Update: The annual NRD inspection is scheduled for Thursday, 10 May at 12:30pm. Welch will determine the meet up location. Mercier and Hoy will escort the inspection team. A final clean up is scheduled for 9 May at 5pm, with a focus on removing cedar and saplings on the upper dam (south side).

Welch will determine who did our contract work in the past. The inspection escorts will inquire of NRD the recommended/approved measure of safely spraying to kill tree roots.

The Dam Emergency Action Plan is in final form, pending signatures. It requires a “rehearsal, attended by all residents” once ever 5 years, with all appropriate players. The Board will evaluate the requirements and discussion at a future board meeting.

The metal dam railing may need to be cleaned/painted. Starting to corrode.

Treasurer’s report: We currently have about \$97,000 in the account. 2018 Dues collection will bring in an additional \$34,000. HOA annual dues notices went out with a suspense date of 30 June. So far 22 of 68 homeowners have paid.

Annual Meeting Update: The annual LVLA meeting is scheduled for 6:30 pm on Monday, 21 May at The Point at Rising View (3116 Lockburne Drive). Board members should arrive by 6:15pm. The notification went out the week of April 23 with the annual dues notices. There are three positions coming due for election (Hermansky, Hoy, Schreier). Agenda items will include:

- Welcome
- Minutes approval
- Treasures Report
- Election
- Seating of new board members
- Updates:
  - Seawall status and way ahead
  - Erosion mitigation
  - Dam inspection results
  - Fish population
  - Duckweed
  - Beaver control efforts
  - SID
  - Website
  - Community Rules
  - Dredging
  - Update residence contact info (owner, phone#, email address).
- Community Clean Up dates
- Issues, concerns, and new business
- Adjournment

**New Business:**

Dues collection: One property is in arrears four years (2018 will be the 5<sup>th</sup> year). We have previously attempted to contact the property owner via certified mail, email, his property management team, his tenant, and his realtor. A lien had previously been placed on the property, with no apparent effect. Schreier moved/Hermansky seconded a motion to sue the homeowner. Board voted unanimously to approve the motion. We will forward the proposal to Mr. Simpson (HOA lawyer) for advisement and possible action.

Seawalls: Board also discussed the progress on the seawalls. We anticipate completing the lower lake this summer (possibly minus the hold-out lot owners) and moving on to the upper lake in the fall. Progress is anticipated to be more rapid as some of the upper lake lots may require much less work, and many of the procedures have been refined.

Dredging: Board discussed the potential need for future dredging. Previous discussions with NRD raised the possibility of cost-sharing with LVLA in any future lake dredging, as they have an interest in the free flow of waters that effect their system. Dredging is complicated by the reduction of areas to replace the drudged material. Board will take this up at a later meeting.

We anticipate that with a \$130,000 balance (after 2018 annual dues collection) we have enough funds to complete the seawall project and still maintain funds directed for anticipated needs (dredging, tree clearing, and annual requirements). This will have to be closely monitored as the work continues. Hermansky moved/Mercier seconded a motion that the board will continue to fund seawall work but will endeavor to not dip below a balance of \$50,000 without a special board meeting. The motion passed unanimously.

Rules: Discussion on the difficulty of rules enforcement. The most difficult rules to enforce are garbage cans, the ban on satellite dishes, and boats/trailer parking. May have to reevaluate some of the rules for applicability and raise before the members for their thoughts.

Web Site: Board wants to investigate the possibility of hiring someone to keep the page updated.

Dock ownership: A new owner sought clarification on ownership of docks. The current board believes that all docks are the property of LVLA since they are affixed to LVLA property and insured by the associations liability insurance. Yet, there may be a privately purchased dock authorized by the board in July 2006. This will require additional research and discussion.

Clean Up: Board will publicize two community clean up dates:

- Spring cleanup: 02 June (9 – 12 am)
- Fall cleanup: 08 September (9 – 12 am)

Notification will go out at the Annual Meeting and via mass email.

**Adjournment:**

Meeting was adjourned at 8:20 pm by unanimous approval (Hoy moved, Stangl seconded).

Respectfully,

James Hoy, Association Secretary