

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

The meeting of the directors of the Lakewood Villages Lake Lot Owners Association, Inc. was convened at 7:00 p.m. on the 17th day of May, 2004 at 3802 Raynor Parkway, Bellevue, NE. Present were the following directors: Dave Foxall, Wes Smith, Joe Stangl, Tyler Bowley, Steve Broniecki, Chris Warner and Bill Morrison. Also in attendance were Linda Foxall-Treasurer, Kristy Gregath-Secretary, Jim Pokladnik, Janet Huebner and Kevin Weir. Aaron Klusmire from Natural Habitats Division of Farmers National Company was present to discuss the water testing. Director Kathy Welch-Macaitis arrived later in the evening.

First order of business Steve Broniecki made a motion to approve the minutes from May 3, 2004 meeting with Chris Warner seconding the motion. A unanimous vote followed.

The Treasurer for the association, Linda Foxall, reported that as of today she had received payments of the annual dues from 12 of the 31 privately owned lots with a balance of \$13,838.55 in the bank. She also reported that she had received an invoice from Farmer's National in the amount of \$300.00. Aaron from Farmer's National advised that the invoice was incorrect, that he would correct and resubmit the invoice to the association. He had tested the water two times at \$100.00 each. Another issue discussed was the fee of the website, which Dave Foxall reported that would have a service charge of \$10.00 with a \$5.00 monthly fee. Steve Broniecki made a motion to accept the website fee with Bill Morrison seconding the motion.

The Finance committee was the next order of business discussed. Janet Huebner reported that she has set up a preliminary budget for the June 2004 to May 2005 year. The directors reviewed with suggested changes.

1. Add Bonding insurance with an estimated cost of \$200.00.
2. Cost for lake insurance is still unknown at this time. Dave and Linda Foxall are waiting for a couple of bids to be received.
3. Dave has also received a bid for the mowing of outlot areas of \$105.00 per every two weeks. Chris Warner will contact Dick Lind regarding additional mowing bids. At this time, Dave appointed Chris Warner to act as chairman of the Maintenance Committee to replace Dick Lind.
4. It was decided by the directors that possible future repairs must be reviewed and budgeted into next year's budget.

Aaron from Farmer's National gave a report of the water testing completed earlier this month. He tested for various chemicals in both lakes and the wetlands for SID 180 with 3 tests. A fish survey at a cost of \$1,000.00 for both lakes is recommended before adding anything to the population. The survey will determine what is needed to keep the eco system in line. They have determined

that the PH is a little high for this early in the year, but he will keep an eye on it. The water is fine for any type of activity. The lakes should be tested again this fall. Weeds and algae are not showing up at this time. The chemicals being used are all approved by the EPA.

The directors reverted back to the discussion about the Finance Committee. This committee will be responsible for collecting dues. If dues not paid by June 1, then a letter will be sent informing of late payment with interest due by July 15. If payment not received by July 15, then a lien will be filed against the property and notification will be mailed to the homeowner. Janet Huebner will prepare a draft of both letters. Steve Broniecki made a motion to accept this procedure to collect late payments with a second made by Chris Warner. Vote by the directors was unanimous. Dave Foxall received calls from two lot owners not wanting to pay. He explained the portion of the covenants that automatically make them a part of the association at the time they become lot owners.

The Architectural and Environmental Committee was the next item on the agenda. Steve Broniecki passed out the statement completed by the committee for guidelines and regulations. The goal of the committee is to determine how an improvement will affect their neighbors and will the improvement fit in the environment of community. It was decided that there should be an appeals process included. The committee will include this process into their guidelines. The discussion ensued as to who would be in control of the architectural review of improvements on the lots and/or the lake outlots. It is felt that house plans are all submitted to the Lakewood Villages Architectural Control Committee first for review, then reviewed by the A & E committee. The board decided if improvements are not approved and still completed by homeowner, then there needs to be a process to get the improvement removed. Steve Broniecki will draft letters of approval and disapproval and letter explaining submittal process of plans along with A & E committee.

Another issue is the storm drains that drain into the lakes. SID 180 is looking at the possibility of adding a silt structure to intercept silt from storm drainage before it drains into the box culvert under Timberridge Drive and then runs into the lake. SID 180 has a meeting on May 19, 2004. Bill Morrison will report the outcome at the next Association meeting.

The next Committee on the agenda is the Maintenance Committee. Chris Warner will talk to Dick Lind about the cleanup of the lake area. Otherwise he will take appropriate steps to get bids for the cleanup. Chris will also look into obtaining additional mowing bids to consider along with the bid received by Dave Foxall. The tree removal behind Joe Stangl's house is put on hold until Mike Pickette returns from out of town. Steve Broniecki handed out an estimate from Pioneer Excavating Company, L.L.C. for the projected improvements to the area behind Lot 191 and the seawall on 157. After discussing the estimates for the

improvements along with broken welds of the seawall, it was decided that all work would be tabled for now.

It was reported by Dave Foxall that Mike Pickette has the website almost completed. It should be on line soon.

Joe Stangl reported that he is waiting for the speed control trailer from the Sarpy County Sheriffs office to become available.

The association has received a few submissions for the "Name the Lakes" contest. At this time the directors discussed the Fisheries Survey and decided to go ahead with the survey at a cost of \$1,000.00. A motion was made by Steve Broniecki which was seconded by Kathy Welch. The vote of directors was unanimous.

The directors decided to produce a letter to all of the non-lake lots owners of Lakewood Villages and lot owners in Quail Creek regarding the private status of the lake.

The last item on the agenda to discuss was the Rules Committee. The top issue to be addressed are trespassers on all property within the association and controlling access to the lake. It was decided that lot owners would be granted access to the water across lake association property adjacent to their rear lot lines between a projection of their side lot lines and further that lake lot owners who would not have reasonable access to the water in this manner would be provided access in another manner to be determined by the association. Another issue to address is keeping people off of the dams and outlot areas. The board has decided to install more private property signs along the lake areas. The Rules Committee has agreed to work on the rules and regulations to finalize them for the next meeting.

The directors set up the next meeting for Monday, June 7, 2004 at 7:00 p.m. at the same meeting room at 3802 Raynor Parkway, Bellevue, NE.

Steve Broniecki made a motion to close the meeting with Kathy Welch seconding the motion. This meeting was adjourned at approximately 10:15 p.m.