

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 3rd 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, Mike Pickette, Chris Warner and Bill Morrison. Also in attendance were Linda Foxall-Treasurer, Kristy Gregath-Secretary, Dick Lind, Janet Heubner and Kevin Weir. Director Kathy Welch-Macaitis arrived later in the evening.

First order of business was to receive the Secretary's report. Kristy Gregath reported that the minutes from the April 15, 2004 meeting were sent to all directors. An invoice received from Natural Habitats was forwarded to Linda Foxall for payment. Also discussed at this time, was the fact that the domain name for the Lakewood Villages Lake Lot Association has been established (lvlakelots.com). Starting with this set of minutes, the minutes will be published on the website for all members to review once the President has reviewed and approved them. The domain name will be sent to all members in a letter along with the annual dues invoice. Steve Broniecki made a motion to approve the Secretary's report with Mike Pickette seconding the motion. A unanimous vote followed.

The Treasurer's report was the next order of business with Linda Foxall reporting to the directors about setting up an account with Wells Fargo Bank. She has ordered checks and deposit tickets, and set up a post office box for the association. The new address for the association is PO Box 688, Bellevue, NE 68005-0688. The Tax ID number is 20-1014876. Invoices will be mailed this next week with a letter from Dave. The letter will inform the members of the coming website and other pertinent information.

The directors decided to join the Nebraska Lakes Association for this year because of the valuable information they can provide on the lakes, etc. The yearly fee is \$100.00. Chris Warner moved to join and pay invoice to the Nebraska Lakes Association, with Mike Pickette seconding the motion. The vote to join was unanimous.

The directors discussed the correct procedure for Linda to follow in regards to the payment of invoices. Steve Broniecki made a motion to allow Linda to buy supplies to run the business up to \$50.00 an occurrence without approval of the directors. Also to use her discretion to pay invoices, unless she questions an invoice then it can be presented to the board. Mike Pickette seconded the motion. The vote to approve the motion was unanimous. Kevin Weir suggested using Outlook to email invoices to the directors with a response from them to approve or disapprove. Linda agreed to look at that option.

Linda stated that as of this meeting she had received the \$300.00 assessment from Dave & Linda Foxall and an \$11,100.00 check from Lakewood Villages Limited Partnership for the 37 lots that they own. Joe Stangl made a motion to approve the Treasurer's report and Mike Pickette seconded the motion, a unanimous vote followed.

Dave Foxall stated the next order of business was to discuss the committees that had been set up at a prior meeting.

1. Finance committee-objective to look at expenditures, money available, cost of projects to be completed, possible financing options when needed, make recommendations to the directors and setting up yearly budget. The committee should give a quarterly review of the budget and financial viability of the association.

Insurance for the association is being discussed with Quinn Insurance. For coverage of \$1,000,000.00; \$5,000.00 medical for up to two occurrences per year is estimated at \$1,500.00 a year. There are 2 bids yet to be received. At a previous meeting, State Farm had given an estimate, but rescinded the bid because of swimming. The insurance issue will be tabled until all bids received and the board of directors can make a decision.

Title to the Outlots must be transferred to the Association, but this will also be tabled until insurance has been obtained.

2. Architectural and Environmental Committee-Joe Stangl and Steve Broniecki are revising the mission statement. The mission statement will be installed on the website after completion. The directors decided that all improvements to the lake area and outlots should be brought to the A & E committee prior to the installation.

Beavers-No actual sighting of beavers. Directors decided to table until sightings made or new evidence of beavers existing.

Water Testing-Joe Stangl talked to Natural Habitats and another company. Natural Habitats seemed the most knowledgeable. Water testing of various types of chemicals should be completed a couple times a year at \$100.00 per sample. Steve Broniecki made a motion to approve testing with Mike Pickette making the second. The vote for testing the water now, and again in August was unanimous.

Algae testing does not need to be done until later in the season. The board tabled the algae testing with the Finance Committee earmarking \$1,500.00 for future testing. Fish Survey was tabled for now. The directors did decide that no one should introduce anything into the lake, especially fish or plants, without approval.

At the last meeting, the board discussed the mobile unit for speed limit, which Joe Stangl checked into. Russ Zeeb advised that after the decision is made as to where it can set, the unit can be set up within two weeks.

3. Maintenance Committee-General Cleanup of items that are visible. Dick Lind will look make arrangements.

Mike Pickette has arranged for tree removal of a large dead tree which is leaning on another tree near Lot 182 if wood is salvageable. If so the tree will be removed for free. If not salvageable, the contractor will tell the directors how it can be cut down and taken away for fire wood or if the situation is dangerous, then the directors will decide what to do. At this point, tree removal is tabled until more information is received.

Lot 191 Erosion problem-Steve Broniecki talked to Cletus Morehead. It is decided that water is undermining the fence on this lot. The plan to repair, around the marshy area, is to put down rock or rock baskets, grade slope, put up silt fence and put down seed with mesh. This project is tabled until price is received.

Silted area around bridge-Steve Broniecki also met with Cletus Morehead about this silted area. The directors wanted to know what happens if we do nothing and where does the silt go to? Would it be that possibly SID 180 could repair the problem? Should this silting problem be put on hold until more construction is completed in the surrounding area? Can it wait that long? Steve is waiting for price to clean out the silt, so no decision made at this time.

Seawall along Lots 156 & 157-Blowout of seawall along this area. Discussion ensued regarding the initial installation, when it happened, what type of guarantee. Need a price for steel. Use longer steel to drive down into area. Take other wall out. This should resolve problem. Dave suggested finding out what the general cause of problem. Also silting problem around rear of unsold lots, Bill Morrison will talk to Norris Franzen about installing silt fences.

Name the Lakes contest-attachment going out with letter from Dave Foxall. Directors agreed to give out dinner gift certificate for each winning name with a \$50.00 amount per lake. Joe Stangl made the motion with Steve Broniecki seconding the motion. Board approved unanimously.

Dave Foxall submitted his drafted letter that will be mailed to the members of the Association for review. After a few minor changes, the letter will mailed to all association members with their invoices.

The last item to discuss is the Rules Committee and their proposal for the Mission Statement and initial set of rules. After some discussion, the directors decided to table this item until all directors had time to review.

The next meeting was set for May 17, 2004 at 7:00 p.m. at the same location in Bellevue as all previous meetings. This meeting was adjourned at approximately 9:45 p.m.