

Lakewood Villages Lake Lot Owners Association Minutes
Oct. 19, 2009

The meeting was called to order by President Don Kelly at 7:16pm. Board members present were: Roxanne Hardebeck, Steve Broniecki, Don Kelly, Daniel Alexander and Mark Frill. Also present were Vicki Warner (secretary), Dean and Ellen Carlson, Rick Warner, Ryan Small, Mark Ehrnst, Helene Willis, and Gene Gaspard, (general members)

The minutes were approved as published on the association website.

President's Report:

Minor rule changes will be sent out electronically to residents, highlighting the changes. Some of the rules changed included no 4-wheelers on the lake in the winter and quiet hours clarification. There are no lake hours, only quiet hours.

There will be no changes to the covenants because there was not enough feedback. Covenant changes require approval by 75% of the residents.

Treasurer's report: Don Kelly read Linda Foxall's report stating the balance as of Aug. 17, 2009 was \$28,778.22. There were no expenses or income.

Committee Reports:

Architectural: Steve Broniecki gave an update on the seawall repairs. The project was started last week (approx Oct. 16th). The repair seems to be on more properties than expected. The committee usually informs homeowners to expect work on their property but this time the work went onto more lots than initially thought. The homeowner didn't voice any concerns. The contractor thought he would be done this week but the weather and rain may delay the finish. Lots 158,159 will probably need to move 2 feet. The ridge cap has no structural benefit. Its purpose is to keep people from getting cut up. There is a gap in the wall where NP Dodge previously had repairs done to the wall that were done incorrectly. The contractor will weld and put tie backs in the wall. The process consists of digging the trench, puts soil on the other side of the wall. He will insert a 12' pole and bar that will straighten out the wall. The vibrating down will happen last.

Bids have not been received for everything yet. The yards will be seeded in the spring so the grass seed isn't food for the geese. Last years the expenses for seed were approx \$1800 with more property to seed. The feedback from homeowners was pretty good. The committee received a request for approval of a project that has already been done. The committee will see if the work meets the standards of the association. The homeowner doesn't seem to care about following procedure. Hopefully the situation will be remedied peacefully.

Rules: The rules enforcement discussion will take place at the Jan. Board meeting. Don commented some homeowners complain about the rules. The board has the authority to act in the best interests of the homeowners. Rules are made to be enforced. Homeowners that have a complaint issued against them have the option to come to the board to state their case. The board understands situations arise that are out of a person's control but

the board wants to know the homeowner is working on a remedy for the problem. The issue begins when homeowners disregard written association rules and compounds when they refuse to remedy the issue. Roxanne stated any board member should be accessible. Discussion on fines and consequences will be discussed at the Jan. meeting.

Unfinished business:

Don reported there is still no formal inspection report for the dam. The concerns were about the cottonwoods and skirt that may be eroding, thus damaging the dam. The same issue is on the slopes. There is a product that will dissolve the cottonwood roots after the tree is chopped down to prevent re-growth. Roxanne will check into this.

New Business:

A request was made for an association directory. The request was tabled for now.

Concerns about privacy issues and if it would be used for reasons outside of the neighborhood. The LV Homeowners Association has a directory for the entire neighborhood. The request will be taken up at the annual meeting in April.

There is a definite beaver problem. Some homeowners have lost multiple trees. Don located a trapper that will trap a beaver for \$40 a beaver. Traps are in the water so there is no chance for a pet to be caught in a trap. Other recommended locations for the traps are on the spillway.

Discussion resumed on the seawall repairs. The seawall is being repaired properly.

The test method discussed last meeting will only be done on 100 feet of seawall. We should know by April if this cheaper method works. If so, the remainder of the repairs will be done in this manner and should be started next fall as the budget allows.

A clarification was made about no watercraft in the water at night. The rule intends only no rafts, etc. Pedal boats, etc are OK.

Don will post minutes, updated information and a copied of the modified rules on the website.

The next meeting will be Jan. 25th due to the Martin Luther King holiday.

Meeting adjourned at 8:15pm

Respectfully submitted,

Vicki Warner
Secretary