

5-20-2019

General Membership Meeting Lakewood Villages Lake Lot Owners

The meeting was called to order at 6:35 by President Kathy Welch

Board members present: Ehrnst, Ellison Franks, Hermansky, Mercier, Reasoner, Stangl, Welch

Mercier moved to accept minutes from the 5-16-19 board meeting; Stangl seconded. Minutes were approved.

Election of Board Members

Board members whose terms had expired: Ehrnst, Mercier, Welch

All board members indicated a willingness to serve on the board again. The floor was open for nominations. No additional people were nominated from the general membership. All board members who ran were therefore elected.

Old Business

President Welch introduced Larry Simpson the Lake Lot Owners attorney.

Seawall update:

The last six walls on the lower lake will be the worked on this summer.

Ten walls were finished last summer, and there will be touch ups to repaired walls.

Depending on weather, repairs will then start on the worst walls on the upper lake.

The repaired areas have held up well even after the harsh winter conditions.

Mr. Mercier indicated that it will probably take three summers to complete the project.

Questions regarding the seawall from the membership:

Did we have an engineering firm do the design for the seawalls?

Answer: the contractors plan for the design was reviewed by an engineer.

How do we know that the wall is meeting the promised design?

Larry Mercier has inspected each wall at different stages of the project and addressed any problems that have arisen

What action is the board taking to make sure the homeowners are taking care of the repaired areas?

Homeowners have been informed that they may not develop any are within 10 feet of t the wall.-- no patios, or rock

Homeowners may not reseed or re-landscape until one winter season has passed since the repair.

Larry Mercier and Jim Hoy both pointed out the cost effectiveness of the current plan, with Mr. Hoy noting that the last engineering firm wanted Two Million dollars to repair the wall, which was an untenable amount.

Erosion

Board members walked the natural side of the lake, tagging trees and measuring from them to the bank to measure erosion. There will be yearly follow up of these measurements.

Dam and Dam Cleanup

Last year some board members cleared both dams of small trees and bushes. The dam inspector was impressed with the condition of both dams. It was noted that unless more volunteers help with dam cleanup this year, we may need to pay for dam cleanup.

Treasurer's report

We still need to collect \$15,000 in dues
Current statement balance is \$88,785.94
Steve Hermansky pointed out that we are required to maintain a balance of \$50,000

Environmental report:

Once again, a beaver has moved into the lake.
28 beaver barriers were erected around trees by Joe Stangl.
People need to let board members know if they spot any beavers
We rented two fish bubblers for the lakes to save the fish from depleted oxygen.
Mr. Stangl recommended that we restock with channel catfish since they have decreased in number. -- 8-10" fish and about 300/ lake.
The top lake has been overrun by bass.

Fish structures (3) have been put in the upper lake and will be placed in the lower lake
The structures have been built by Mr. Stangl at a cost of \$25 / polytree
There was a suggestion that we could sink cedar trees with concrete blocks on them.

One neighbor noted that hypodermic needles have been found during a clean up.

New Business

Annexation: President Welch noted that Bellevue has indicated an interest in annexing our neighborhood. This annexation does not affect the school districts.
One general member asked if the lake would remain private and President Welch indicated that precedence indicates that Bellevue would leave the lake private.

Rules It was noted that trash cans need to be put away or screened from view.

Driveways cannot be used for lengthy storage of vehicles.

I was mentioned that the FCC has ruled that satellite dishes cannot be limited by homeowners associations.

Introduction:

New member, Chris Gamble was introduced.

Suggestion: It was suggested that we do a directory of the Lake Lot Owners. The board decided to take the matter under advisement for the next meeting.

Mark Ehrnst made the motion to adjourn. Joe Stangl seconded the motion.

The Meeting was adjourned at 7:38

Respectfully submitted,

Gail Ellison