

May 23, 2023

**Lakewood Villages Lake Lot Owners Association
LVLOA General Membership Meeting**

The meeting was called to order at 6:31:

Kathy Welch (President) opened the meeting with a comment that there had been some discussion of disbanding the HOA Board; however, if we did, the lake would become public and part of the city of Bellevue. So, when we have openings for Board members, we need participation. Larry Mercier added that if you do volunteer that you are willing to be active participants and willing to do your part. There is only one general membership meeting, three to five Board meetings and a lot of texting that goes back and forth throughout the year.

Members of the Board present: Kathy Welch, Larry Mercier, Larry Reasoner, Joe Stangl, Chris Warner and Steve Hermansky. Each introduced themselves and stated where they lived.

Members present: Tony & Lisa Wilson, Sergio & Joyce Valadez, Dean & Ellen Carlson, Carrie Leighow, Valerie Pleasant, Bob Doucette, Andy & Jennifer Sedlacek, Veronica Green, Christina Wojcik, Ronn & Christine Johnson, Mark & Diana Schreier, Phil & Renee Hanson, Robert Hinson, Ted Hardebeck, Mike Waldhauser, Dan & Jacqueline Alexander, and Phil & Rose Ann Johnson.

Minutes: Steve Hermansky moved to accept the minutes of the last meeting. Joe Stangl seconded. Accepted.

Elections: Gail Ellison, Joe Stangl and Brian Gross' Board positions were up for reelection. Joe Stangl was willing to be reelected. So at least two volunteers were needed. Tony Wilson and Mark Ehrnst volunteered to be elected to the Board. We will elect Board positions after the meeting.

Old Business

Dam – Annual inspection was moved from Spring to Fall this year. Inspections have pointed out that saplings should be cut and retardant should be applied to prevent regrowth on both dams. Last year's application of Tardon by brushing the cut stumps worked effectively. Need volunteers to keep it clear each year. We don't want to pay for this maintenance.

Seawall Repair – Larry Mercier reported this should be the last year of major repairs as we finish the last four homes on Westlake Circle. Those last four homeowners had agreed to wait until 2023 for repair in hopes for lower steel prices. That decision paid off with significant reduction in the repair estimates. There were some reported sink holes behind the wall on Fountain Circle and Bay Circle; however, the good news is that the repaired wall itself has not shifted and is solid. We will be pulling some dirt from the lake to fill holes and build up next to the wall on the water side at least four feet out. When we dredge, we will need to stay away from the walls. Homeowners must maintain their walls by keeping the dirt level with the top of the wall, and not putting landscape or hardscape within 10 feet of the wall. Check for settling each year and refill. Fences are permitted after Architectural Committee approval.

Beavers – Joe Stangl reported that 3 years ago 6 beavers and 3 muskrats were caught and relocated that were damaging ornamental and smaller trees as well as digging a den into the side of the lower dam. However, this is a reoccurring problem because new beavers find their way here. Issues on the lower lake. Previous trapper retired, so we hired a new trapper and his son for a small fee after getting ahold of the game warden.

Fish Report – Joe Stangl reported that we have had two Fish Studies done in 2004 and 2008. The Lakes are stocked with Bass, Croppie, Blue Gill, Grass Carp and Catfish. There are four fish habitat structures installed in the upper lake and three in the lower. Very good fishing now with master angler croppie. The upper lake has more bass and members are asked to move caught bass to the lower lake. About 150 bass were moved to the lower lake two years ago. About 20 very large grass carp can be seen in each lake (lower and upper) that are good at keeping the lake clean. Water quality testing will occur in July. The upper lake is clearer than the lower lake. Both lakes are safe for swimming; however, beware of snapping turtles. Snapping turtles are more afraid of you than you of them, so just avoid them. Chemicals have never been needed on the lakes.

Treasury – Larry Reasoner reported that copies of the 2023 Treasurer Reported were handed out to the attending members. He also pointed out the Treasurer Reports, Budgets and Meeting Minutes will be posted on the webpage (LakewoodVillages.com). Last year's balance of \$120,444.51 has grown to \$134,536.00 even after paying for higher seawall repairs, but trying to keep other expenses down. Some dues have been collected that have not been deposited yet and some that have been deposited but not shown on most recent bank statement. There was a refund to one homeowner for repair costs less than estimated. Slightly more than half of this year's dues have been collected. Sixty-eight LVLOA homeowners equates to \$34K in dues each year. Kathy Welch explained the need for certain legal fees and that all checks are signed by both Welch and Reasoner.

Dredging – Kathy Welch reported that both lakes are in need of dredging in the next few years. It has not been dredged since the area was developed over 20 years ago. Deepest part of the upper lake was 22 feet near upper dam, now less than 14 feet deep. Bays are too shallow causing duck weed formation which can start to smell terrible in the heat. Bob Rommelfanger has contacted dredge operators at Beaver Lake and will walk our lake soon to get an estimate. When we do dredge, they will stay away from walls. Silt ponds need to be determined to pump it off to nearby areas.

Covenants – There are several violations of the current covenants. We need to either enforce or change them. We need at least 75% concurrence to change or delete a covenant. We will likely send out email ballots and go door-to-door to pick up the remaining votes. We need all members to let us know what covenants need to change and provide the proper wording to change to. Rental properties need to abide by the covenants as well. Covenants are posted on the website: LakewoodVillages.com under DOCUMENT CENTER at the top of the page. Some suggested changes were discussed: Trash Cans, Boat Storage, Car Parking, Solar Panels, Satellite Dishes, etc. The By-Laws will also be looked at for changes. New homeowners should receive a copy of covenants at closing, but they're not forced to read them. Let your neighbors know about them.

Architectural – Steve Hermansky reported the Covenants covers what is acceptable; however, any plans for future exterior modifications to a Lakelot property should be submitted to the Architectural Committee for approval. Several recent submissions for deck/landscape additions have been approved. New home owners should be getting a copy of the Covenants with their closing documents.

New Business

Erosion – Dan Alexander noted that three years ago, the membership agreed that after fixing the seawall the next priority big expense should go toward erosion on the natural side. A lot of land has washed away and needs to be shored up. Carrie Leighow also pointed out that her cliff just fell into lake and Cheryl Macey has lost a lot as well. Joe Stangl explained some of the issues with erosion and possible fixes. Steve Hermansky suggested a subcommittee to explore solutions.

Insects – Hardebeck brought up the issue of overwhelming insects last summer at sunset. He took a sample to the University of Nebraska Extension Office for examination. The specialist said the False or Phantom Midges breed off the warm shallow water more on the natural side. Joe Stangl said he will look into possible solutions. Any spraying or treatment of water would need to be cleared by the Corps of Engineers.

Thistles – Rose Ann Johnson noted that the purple thistles are getting noxious. Again, we have to be careful what we spray around the lake to protect the fish.

Common Area Maintenance – Since annexation, the areas along Maass Road have deteriorated and are not getting treated well for weeds. Some homeowners are taking care of it themselves, some not. Kathy Welch and Don Kelly, County Supervisor, have contacted the City Administrator but they say the same crew is treating it as before annexation and they will be monitoring it. The wider sidewalks along Maass Road are not the responsibility of the homeowner.

No Trespassing Signs – Andy Sedlacek pointed out that the current signs have faded and are barely readable. Kathy Welch stated that new signs have already been ordered and if a repeat offender, such as unauthorized fishing, continues after a warning, please call the Police to handle it.

Common Dock – Dan Alexander and Carrie Leighow pointed out that their HOA common dock has sunk and part of it is under water. Erosion has also caused separation from the dock and needs to be repositioned and reset. A large nearby tree also needs to be addressed before it falls and damages the dock. Joe Stangl will check it out and propose a solution.

Architectural – Valerie Pleasant asked who maintains the benches around the lake. City of Bellevue maintains the benches and trash cans along Maass Road near our outlots. However, Valerie was referring to any benches down near the seawall. Those are homeowner responsibility. Hers was there and broken when she moved in recently. She also mentioned that she paid landscapers to work along her seawall and they put mulch down under her bench, possibly within 10 feet of the seawall. Larry Mercier pointed out that there should be nothing but grass within 10 feet of the seawall after being repaired, and that all homeowners need to maintain the dirt level up to the top of the wall and then seed or sod the repaired area. Larry Mercier will check it out.

Boom Area Purchase – Andy Sedlacek inquired about the status of that land purchase from last year's meeting. It is on hold for now.

Volunteers – Carrie Leighow said that we should send an email out when we need volunteers (e.g. Door-to-door voting) for those that don't want to be on the Board, but are willing to assist.

Covenant Definitions – Mike Waldhauser read some of the covenants describing the responsibilities of the HOA. He pointed to the definitions of Lakelot versus Lake Area. A Lakelot is what the homeowner owns. However, a 20-foot easement exists from the seawall to allow the HOA to enter and do any needed repairs (e.g. recent seawall repair). The City of Bellevue additionally has access to an easement in front of homes along the street and along power lines. The Lake Area is the actual lake, dam, outlots and seawall and is the responsibility of the HOA. Larry Mercier will address the definition issue. Dan Alexander pointed out that his previous neighbor put in his own dock and it was grandfathered.

Adjournment – Joe Stangl moved that the meeting be adjourned. Larry Reasoner seconded. Approved.

Larry Reasoner
LVLOA Treasurer / Part-Time Secretary