

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 10th day of April, 2006 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors: Dave Foxall (President), Kathy Welch, Tyler Bowley, Mike Pickette (Vice President), Wes Smith, Steve Bronieki, and Chris Warner. Also present were officers Jodi Porter/Secretary and Linda Foxall/Treasurer.

Secretary report of February 13, 2006 was approved as submitted. Motion to approve by Dave Foxall with a second made by Chris Warner, Tyler Bowley, and Kathy Welch.

Linda Foxall, Treasurer, presented the treasurer's report which reflected a current balance in the bank account of \$30,283.21. Paid tree removal (\$1135) and real estate tax expenses (\$1278.34). Two CDs purchased with account funds: one \$15,000/25 month @ 4.7% and one \$5,000/10 month @ 4.5%. Plans to purchase a few 90-day CDs with the June 2006 lake lot owner dues. Expected dues total is \$19,600. Treasurer's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Chris Warner and Tyler Bowley.

Maintenance Committee report presented by Chair, Chris Warner. Torpi's Tree Service completed removal of tree behind lots 182/183. Indicated lake area cleanup to be held May 6th and 7th. Dumpsters to be provided May 5-8 on out lot 2A. Wes Smith offered to host a barbeque social on Westlake Circle at noon on Saturday, May 7th.

Chris Koenig of HGM Associates, Inc. (S.I.D. engineer) was present to discuss the dam inspection reports and the seepage issue. Chris provided the following information:

- 1) Chris Koenig of HGM inspected the dams and prepared the reports where the seepage problem of the lower dam is discussed.
- 2) State of NE/DNR inspects the dams at no charge.
- 3) DNR/HGM are in agreement that the rip rap on both dams is currently fine at the water level with some erosion on top. No additional rip rap needs to be installed at this time.
- 4) No structural damage at location of seepage on lower dam around the cutoff wall.
- 5) Mr. Koenig explained the proposed drain tile solution for the seepage issue which is on file with these meeting notes. A drawing of the drain tile plan as drafted by HGM Associates, Inc. was included with the letter and is also on file with these meeting notes.
- 6) Estimates that the project to install the drain tile would cost approximately \$5,000 and require the use of one backhoe.
- 7) Board concurred that drain tile will be installed. HGM/Chris Koenig will supervise the contractor bid process and contact Dave Foxall and Chris Warner with information/recommendations.

- 8) The DNR concurs with HGM's proposed drain tile project. DNR needs the Association to fill out a \$10 application. Linda Foxall to fill out and send the application back.

Maintenance Committee's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Tyler Bowley and Mike Pickette.

The A&E committee has scheduled the sea wall inspections for the near future and reported on the following items:

- 1) Addition of crappie will be delayed until fall so they will have time to grow. Crappie, sunfish, and carp are not catch and release; they can be removed from the lake area.
- 2) Lot 195 submitted plans for a dog run (surrounded by wrought iron?) which were approved.
- 3) Committee noted that homeowners are still sending A&E plans to N.p. Dodge who is forwarding them to the A&E Committee.
- 4) All out lots are owned by the Association and should remain this way in the event the lake lots are annexed by the city of Bellevue.
- 5) Chris Warner would still like to explore the idea of lakeshore easements being sold to bordering lake lot owners.
- 6) Lot 181 needs a silt barrier.
- 7) Chris Warner noted that the Lockheed Martin outdoor lights are too bright at night. Mike Pickette to research.
- 8) Wes Smith proposed that a landscaping plan be determined for out lot 2A. Wes to research.
- 9) Noted that Lot 188 (Gaspard) beach sand is draining into the lake. Mike Pickette to draft letter to Homeowner; Dave Foxall to approve and send.
- 10) Committee approved fence and satellite dish for Lot 195.

A&E Committee's report was approved and submitted. Motion to approve by Steve Broniecki with a second made by Wes Smith.

Elections for officers were to be held, but all agreed it would be beneficial to keep the positions intact until next year (no officer changes). Four director positions needed to be filled as result of three regular term expirations and the vacancy left by Gary Braddock. Tyler Bowley, Wes Smith, and Chris Warner approved to fill the three 3-year term vacancies. Kurt Ubbelodhe to fill the 2-year term remaining vacancy. Rick Warner volunteered to chair the Finance Committee. John Goeschel volunteered to participate on the Maintenance Committee (chaired by Chris Warner).

Dave Foxall motioned to adjourn the meeting which was seconded by Chris Warner and Mike Pickette.

Next meeting to be scheduled at a later date to discuss the dam bid results and the water quality survey.