

Lakewood Villages Lake Lot Owners Association Minutes
Apr. 18, 2011

The meeting was called to order by President Don Kelly at 7:19pm. Board members present were: Don Kelly, Roxanne Hardebeck, Joe Stangl, Mark Ehrnst, Kathy Welch, Mark Frill and Steve Broniecki. Also present were Vicki Warner (secretary), Rick Warner, Ronnie Green, and Tony Green.

The minutes from the Feb. meeting were approved.

Elections were held. Steve Broniecki, Joe Stangl and Kurt Ubbelodhe were up for reelection. Tony Green was nominated from the floor. Elections were by private ballot and the 3 incumbents were reelected. Don Kelly will remain as President, Steve Broniecki will remain as Vice President, Linda Foxall will remain as Treasurer and Vicki Warner will continue to do the secretary duties.

Treasurer's report: Treasurer Linda Foxall was out of town so Don Kelly presented her report. Balance on hand as of Jan. 4, 2011 was 7633.56. Expenses for the Biannual Corporation Filing were \$20 and the dam assessment was \$1201.60. No income was reported so the balance on hand as of Apr. 18 was \$6411.96.

Committee Reports:

Finance Committee: Rick Warner and Don Kelly presented the spend plan for the upcoming years. Projected income from the \$500 a year dues from each lot will give a total of \$34,000 per year. Projected seawall expenses will take most of the income (app \$25,000+ per year). Hopefully the wall will be completely repaired by 2017 so more money can be set aside for dredging and other capitol expenses. Seeding the lots after the repairs has been removed from the budget since most homeowners prefer to sod their lots themselves. Also removed from the budget were lawn mowing for the outlot (Wes Smith and Don Kelly will take care of that with their riding mowers) and the web host and domain since the site hasn't been utilized very much. Rick Warner suggested a Facebook page instead which could be done at no cost. Other major expenses include liability and errors and omissions insurance, water testing, taxes and occasional beaver relocation and dock repair.

Architectural, Environmental and Maintenance Committee: Steve Broniecki and Don Kelly walked the seawalls and decided the cheaper fix wasn't working as well as hoped. The walls are still moving up and down. I beams are showing on the first lot repaired with the cheaper fix. At the current prices they felt we could only repair 600' per year to do all of the walls. There are 1876' in the upper lake, which should take approximately 3 years to repair and 2100' in the lower lake, which should take approx. 3 ½ years to repair. Outlots were also factored into these figures. Of the 2 tests that were done to try to repair the walls more economically, vibrating the walls down or vibrating the walls down with an I beam, both walls have started coming back up. So far only the original fix has worked. According to the contractor, this type of repair should hold for good.

Ronnie Green expressed concern their lot was supposed to be repaired but has since been moved to a later time. Steve Broniecki explained the wall will have to be walked every year to see where most of the damage has occurred and the walls will be repaired accordingly. This year the most damage was on Fountain Cir (lots 160 – 163). As of now Shoreline Circle could be next year and Westlake Circle the following year but that could change with the next winter. Steve assured the Green's their wall will be repaired, however no date can be promised since the walls will be

repaired according to the amount of damage. This year the wall behind 162 is horizontal so that makes it next in line for repair. Also, the dams have to be inspected every year and this time we had an unexpected expense of over \$5100 for dam repair. We can't afford to spend money for extra seawall repair if we don't have it. Don promised to keep the Green's informed on when their wall will be repaired. Roxanne Hardebeck feels we should let the walls go back to their natural habitat and quit playing with mother nature.

A question was made as to why the Lake Lot Association can't go to NP Dodge for help with the seawall repair. Last time NP Dodge repaired the seawall it wasn't repaired very well at all. Kathy Welch moved Don seconded we spend up to \$25000 to work on lots 160 – 163. The motion was approved with 1 abstention.

The Lake Forest side of the lake has tree erosion but it is probably not enough for concern at this time. Also Joe Stangl has had his lot looked at and was told nothing can be done.

Joe also reported there was no fish kill this past winter. People are starting to catch small bass.

Rules: Roxanne Hardebeck reported the rules violation from the last meeting regarding having a tree in the front yard will be taken care of by the homeowner. Kathy Welch asked what is the definition of "the front yard". It was decided it was in front of the house. However, a homeowner can always appeal any complaint filed against them. If the homeowner decides not to comply the board can fine or file a lien on the property but that is a last resort. Since Kathy is a realtor she commented a strong homeowners' association is a positive thing for keeping property values up.

Unfinished business: Don reported on the dam repairs that were done. There were possible beaver trenches on both dams (1 being about 2 ' deep) so they were filled in and matted. Approx. 250 trees were cut down and poisoned so they wouldn't grow back. Hopefully the next inspection and report will be a good one.

New Business:

Don mentioned we needed an Emergency Action Plan from the NRD regarding the dam. We need a couple of observers on each lake to keep an eye on the dam for damages. He is one of the observers on the upper lake.

Announcements:

The Lake Clean up will be Apr. 23rd from 10:00 until noon (or whenever you can get to it) Encourage your neighbors to help. An email was sent out to homeowners advising them of their assigned locations.

The next meeting will be June 20 at 7:15 pm.

Meeting adjourned at 8:19pm

Respectfully submitted,

Vicki Warner
Secretary