

Lakewood Villages Lake Lot Owners Association Minutes
April 19, 2010

The meeting was called to order by President Don Kelly at 7:15pm. Board members present were: Don Kelly, Roxanne Hardebeck, Dave Foxall, Steve Broniecki, Mark Ehrnst, Dan Alexander, Joe Stangl and Mark Frill. Also present were Vicki Warner (secretary), Linda Foxall (Treasurer), Rick Warner, Kathy Welch, Joyce and Sergio Valadez, Janet Huebner, Kevin Shepherson and Ronnie Green.

The minutes were approved as published on the association website.

Treasurer's report:

Linda Foxall reported the balance as Jan. 25, 2010 was \$7238.22. There was income of \$10,800 from dues paid by 24 lots. There were expenses of \$177.78 for 1st half of real estate taxes, \$1723.06 for Lake "finger" planting and maintenance from May 09 and \$70 for Post Office Box rental. The balance as of April 19, 2010 was \$16,067.38

The report was approved as presented.

Committee Reports:

Finance Committee: Rick Warner presented proposed guidelines for creating a budget. A budget will be proposed in June for the incoming board to approve. The budget year will be 1 June to 31 May. After paying all known and estimated expenses for the year, 80% of the remaining income will be put in a capital improvement fund to be used for major expenses (i.e. Seawall and dam repair, dredging) so homeowners won't have to be taxed with a special assessment when major expenses arise. The remaining 20% will be used for unexpected expenses throughout the year. At the end of the budget year, any unused funds will be transferred to the capital improvement fund.

Replenishing the fish supply is not counted as a capital improvement expense. Linda Foxall will look into putting the capital improvement funds in a CD. Rick Warner will check into insurance for dam repair.

Rules: The wording in the rules regarding access to the docks was cleared up to insure access was covered for all 5 docks. Also, an easement does not give public access to anyone's property. The easement only gives the association permission to work on a lot.

Architectural, Environmental and Maintenance: Steve Broniecki reported one request was received for landscape. Lot 153 wants to put improvements by the water but the homeowner was advised to wait since the lot was marked for repair. Another homeowner wanted a dock but was denied. No more docks will be allowed.

The committee will be doing the walk around to see what repairs need to be done to the sea wall. As of now, lots 141 – 143 are next for repair. Lot 140, which was repaired last year, still looks good, however some rust appeared under the wall.

A question was raised as to why we are having the problem with the seawall. The answer was the wall was installed with the minimum specifications to pass codes. The freezing and thawing cycle is pushing the plates up.

Joe Stangl met with Aaron Klusmier, Farmers National fisheries biologist. The amount of fish kill with the winter we had was not out of the ordinary. The ice and snow on top of the ice depleted the oxygen levels so plants and fish were killed. The following observation was made regarding the fish kill: over 1000 sunfish, 60 – 70 bass (2 – 6lbs), 50 – 60 catfish (2 – 9 lbs), 1 grass carp (a \$60 fish that was stocked to eat the algae off the wall). Most of the kill was in the

shallow water “fingers”. It is recommended not to do anything with the dead fish and to let nature take care of itself. The plant life will also take care of itself.

A suggestion was made to purchase an aerator to help keep the air moving during the winter. However the aerator would only destabilize the ice which would increase our liability.

Fishing report: The water temp on the lake is approx. 61-62 degrees. Fish are being caught in both lakes. If a bullhead is caught in the lower lake, you can keep it. If caught in the upper lake throw it back in.

Unfinished business: No unfinished business

New Business:

Kathy Welch asked about the covenants regarding trees, stating some houses don't have the tree in the front yard. Don Kelly stated it is up to the homeowners to approach their neighbors about anything they perceived as a violation before it is brought up to the board.

Kathy Welch volunteered to gather information and put together a lake lot owners roster.

Don Kelly reported on the beavers. Only one beaver was trapped due to the harsh winter. The trapping season is over so the trapper will try again next year. The beavers have been very destructive, with 2 lots losing at least 30 trees between them.

The outlot on Timberridge and Maass Rd needs maintenance. Don is looking into the possibility of paying a high school student to help take care of the mowing.

The lake clean up is Apr. 24. A lot of the trash is from the recycle bins. Hopefully the new covered containers will help eliminate most of the trash in the lake.

Homeowners thanked Don Kelly for the informative emails he has been sending to everyone.

Nominations and elections for new board members were held. Members with expiring terms were Roxanne Hardebeck, Mark Ehrnst and Dave Foxall. Roxanne Hardebeck, Kathy Welch and Mark Ehrnst were nominated to fill the vacancies. They were elected by acclamation. The officers for 2010/11 will be:

Don Kelly, president,

Steve Broenicki, vice president

Linda Foxall, treasurer

Vicki Warner, secretary

The next meeting will be June 21 at 7:15 pm

Meeting adjourned at 8:40pm

Respectfully submitted,

Vicki Warner

Secretary