

Lakewood Villages Lake Lot Owners Association Minutes
Feb. 21, 2011

The meeting was called to order by President Don Kelly at 7:15pm. Board members present were: Don Kelly, Roxanne Hardebeck, Joe Stangl, Dan Alexander, Mark Ehrnst, Kathy Welch and Kurt Ubbelohde. Also present were Vicki Warner (Secretary) and Rick Warner.

The approval of the minutes from the October meeting was deferred for a vote by email since Don forgot to bring copies for the board to review at the meeting. (Subsequently they were approved on Feb 28).

Treasurer's report: Treasurer Linda Foxall was out of town so an official update will be presented at the April meeting. In general terms, Don Kelly reported that in October the balance was approximately \$10,000, but that amount was reduced by \$3,000 for fish stocking and grading costs, and increased by the collection of two delinquent 2010 association dues. We also have obligated \$1,500 for engineering work on the lower dam, so the overall balance should be around \$7,500 heading into 2011.

Committee Reports:

Finance Committee: Chair Rick Warner and Don Kelly will get together to discuss a spending plan for the seawall and dam repair. The goal is to spend only what we have and try to save for future capital expenditures (dam repair and dredging). This plan will be presented to the Board of Directors for approval at the April meeting.

Rules Committee: Roxanne Hardebeck reported two new complaints. The first complaint was about some homeowners not having trees planted in the front yard as stipulated in the covenants. A letter will be sent to the homeowners that were the subject of the complaint and they will be given ample time to remedy the situation. Don Kelly reiterated that the Association is not policing the neighborhood looking for covenant violations, but will not ignore blatant violations and will take swift prompt action when complaints are received. The second complaint concerned boats being left outside on the shore during the winter months. The Board concluded, with 6 voting yes and 1 abstention, that the intent of covenant rule B12 (regarding the storage of boats outside of the garage) was to prohibit boats on trailers storage on a driveway. The Association has a responsibility to enforce the rules to ensure the neighborhood remains an attractive and desirable place to live. However, covenants can only be changed or eliminated as long as 75% of homeowners vote in favor of the proposed action. Don Kelly thanked Roxanne Hardebeck for her work on the Rules Committee and commented she was doing a great job.

Architectural, Environmental and Maintenance Committee: Seawalls have sustained more damage during the winter months. The seawall caps off in several areas must be repaired and some seawalls are leaning over. A walk around will be done by the April by the committee and the results of that survey will be briefed at the April meeting. Don Kelly proposed that whenever any future seawall repair is done by the association, it should be the homeowner's to get the fine grading and sodding/reseeding work done. Mr. Kelly proposed that the association could possibly provide association members a stipend to help mitigate the cost of the work. Rick Warner made a suggestion to let homeowners prepay for preventative maintenance of their seawall in case the association doesn't have the funds to fix all the walls needing repair. The association would have to approve this and schedule the work. The homeowner could then take that expense off of their future dues. These two proposals will be discussed and voted on by the board at the April meeting. The lower dam needs to be repaired at an approx cost of \$1000 by

April. The annual lake clean up day will be some weekend in May. Trees growing on the dams are a concern so they will need to be removed during the clean up. Joe Stangl requested that as the ice melts off the lakes to members please notify the association if anyone discovers any dead fish. .

Unfinished business: There is one lawsuit against the association still pending. We expect it to be resolved in the near term.

New Business:

Don Kelly mentioned we need a new webmaster or we need to take down our website. Roxanne wondered if we were required to have the website but everything is now being distributed by email. This topic will be discussed at the next meeting. The April meeting is also the meeting where we elect new board members. There are three board positions coming up for election.

Announcements:

The next meeting will be Apr. 18 at 7:15 pm.

Meeting adjourned at 8:15pm

Respectfully submitted,

Vicki Warner
Secretary