

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 called to order at 11:05 a.m. on the 27th day of January, 2008 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Roxanne Hardebeck, Steve Broniecki, Mike Pickette, Joe Stangl, Timothy Bundy, Wes Smith, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). There were 3 other general members present. Absent were board members Kurt Ubbelohde and Mark Waddington.

Secretary's report of December 18th, 2007 was unanimously approved as published via email and web. A motion to approve the report was made by Joe Stangl and seconded by Mike Pickette. It was unanimously approved.

Treasurer's report was presented by Linda Foxall, Treasurer, reflecting a December 18, 2007 balance of \$30,760.81 (\$15,000 CDs and \$15,803.79 Cash). Income since the last report, was \$316.50 for 07 dues. Expenses paid included attorney fees of \$250, and postage for 12/06-1/08 of \$23.52. A motion to approve the report was made by Steve Broniecki with a second by Joe Stangl. It was unanimously approved.

Committee Reports:

Finance Committee: There are 3 homeowners remaining that have 2007 dues unpaid. Letters were sent to them January 25, 2008 and they have until the 7th of February and Linda will do the paperwork for filing the lien. Steve Broniecki made a motion that in the future, a certified letter will be sent to the homeowner when payment is overdue and at 60 days overdue a lien will be filed. Mike Pickette seconded the motion. It was unanimously approved.

Rules Committee: Roxanne Hardebeck and Darlene Hoy will meet to get the rules booklet completely into a computer document. After that, copies will be made. They will also reword the rules for paying dues.

A & E Committee:

A request was made by Don Kelly for a backyard improvement. There were no problems seen with it. A motion was made by Mike Pickette to approve the request and it was seconded by Wes Smith. It was unanimously approved.

Tom Reding also put in a request for colors and stone of the home he is building on Eastlake Circle.

The board reviewed an improvement bid for outlots #2D and 3. Joe Stangl will discuss with the homeowner behind them to see what the intentions are for his own lot before the board decides what to do with outlot 2. Timothy Bundy made a motion to approve the additions to replot 6 and #187 (with the exception of outlot 2) of sodding 4500 sq feet.

Joe Stangl seconded it. It was unanimously approved. (Roxanne Hardebeck had left the meeting prior to this vote and was not present).

A letter was sent from the Board to the SID in regards to the duckweed/debris from wetlands. At this point, the Board is waiting on a response from the SID. There was discussion about a possible "trap" being put in to see what happens. However, the board will wait until the SID responds before any action is taken.

Seawalls to be assessed in the spring for damages. A walkthrough will be done prior to the April board meeting.

Dave Foxall gave an update on the status of the Doolittle suit.

New Business:

A discussion was had about a possible increase in dues for 2008, since they will be due soon. The discussion was tabled at this time. Steve Broniecki mentioned that we should be able to provide factual numbers to homeowners if dues are going to be increased.

Steve Broniecki motioned to adjourn and Joe Stangl seconded. Meeting adjourned at 12:02 p.m. The next meeting will be April 27th, 2008 11:00 a.m. at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,
Kerry Ludwick
Secretary
Meeting minutes 1-27-08