

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 10:40 a.m. on the 29th day of July, 2007 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Roxanne Hardebeck, Steve Broniecki, Chris Warner, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). There were 4 other general members present.

Secretary's report of July 26, 2007 was approved as published via email and web. Kerry will also work on getting more email addresses to complete the contact list. A motion to approve the report was made by Dave Foxall with a second by Steve Broniecki.

Treasurer's report was presented by Linda Foxall, Treasurer reflecting a July 29, 2007 balance of \$31,908.77 (\$15,000 CDs and \$16,908.77 Cash). The following expenses have been paid since the June 24, 2007 meeting: Dumpster for clean up days, Liability insurance, Second half of real estate taxes, and HGM for seawall investigation. Linda said there are 4 remaining households who have not yet paid dues. She is going to send the 4 remaining homeowners who have not paid their dues a lien letter with a copy stamp on it. It will also have a letter that tells them they have two weeks to pay or she will actually file the lien.

A motion to approve the report was made by Joe Stangl motioned by Proxy (Dave Foxall) with a second by Chris Warner.

Old Business:

Finance Committee: Linda will contact Rick about the audit. Linda is going to send the 4 remaining homeowners who have not paid their dues a lien letter with a copy stamp on it. It will also have a letter that tells them they have two weeks to pay or she will actually file the lien.

Rules Committee: Roxanne Hardebeck and Darline Hoy will work on assembling the rules notebook into one document to simplify the process for making changes.

A & E Committee: The first item of discussion was the seawalls. Dave explained to two general members the outcome of the July 26th Board member meeting in regards to the position of the association on seawall repair (see special meeting minutes for July 26th). Steve Broniecki is waiting on the first contractor. He will probably be meeting with the second contractor this week. Both the contractors have broken out the cost of the work separately, (all repairs individually priced) so that the board can budget the expense easier. Dave Foxall gave the name of the person who handles the seawalls at Beaver Lake to TJ Ludwick.

Chris Warner said the sod is in on outlot 2B and appears to be doing well. He is waiting on the invoices for the work, but the cost to the association will be around \$414.

Lot 189 boundary markers, wall, and water access issues have been on hold for a while. Joyce Valadez volunteered to call the city and investigate further on what the association's options are.

The location of the dock for lots 184, 185 and 187 was discussed further. Steve Broniecki is meeting with a contractor in regards to the steps. A document was signed in regards to the location of the dock. Roxanne Hardebeck agreed to talk with the Ellison's to make sure there are no problems.

Steve Broniecki said there has been a water test done and the results are due back soon. Also, the dams are to be surveyed in August by a state inspector.

Other Old Business:

The attorney for the association will be filing a dismissal for the Doolittle lawsuit soon.

New Business:

Rob Leffler has requested 4 dead trees be removed. Originally, the contractor who bid the tree removal bid \$1000 for 4 trees. Chris Warner said that for the additional 4 trees it would be another \$1000. Some of the trees might be safety concerns, and some of the trees aren't hurting anything. The board's position on the removal of dead trees has not been decided and needs to be discussed further. Chris Warner will do further investigation and will be discussed again at the next board meeting.

Steve Broniecki said that Lot 192 is also requesting a dog run. He sent them an email stating that some additional information is needed and what that was.

There are some new SID board vacancies. There will be 5 people running and Chris Warner is one of them. The election should be September 2008.

Recently there was a survey distributed throughout the neighborhood regarding a neighborhood pool. Chris Warner will try to find out if Chris Perrone is representing the SID board with this survey and will ask Sherry Fletcher.

Dave Foxall motioned to adjourn and Roxanne Hardebeck seconded. Meeting adjourned at 12:15 p.m. The next meeting will be August 26th at 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,
Kerry Ludwick
Secretary