

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 convened at 10:30 a.m. on the 25<sup>th</sup> day of June, 2006 at 2201 Thurston Circle, Suite 7, Bellevue, NE. Present were the following directors/officers: Dave Foxall (President), Kathy Welch, Tyler Bowley, Mike Pickette (Vice President), Wes Smith, Joe Stangl, Steve Bronieki, Kurt Ubbelohde, Chris Warner, Jodi Porter/Secretary and Linda Foxall/Treasurer.

**Secretary report** of April 10, 2006 was approved as submitted. Motion to approve by Dave Foxall with a second made by Chris Warner and Tyler Bowley.

Linda Foxall, Treasurer, presented the **Treasurer's report** that reflected a June 1, 2006 balance in the bank account of \$30,136.62. Paid lake insurance (\$1902.41), water quality testing (\$250), and supplies (\$32.07). June 2006 income was \$15,000 for a June 25th balance equaling \$42,952.14. Interest earned on CDs will be reported once CDs mature. Reviewed lake insurance policy components. Treasurer's report was approved and submitted. Motion to approve by Dave Foxall with a second made by Steve Bronieki and Mike Pickette.

Chair of **Finance Committee**, Rick Warner, to follow-up with late dues and complete yearly audit of Treasurer. Motion to approve by Dave Foxall with a second made by Tyler Bowley and Joe Stangl.

**Rules Committee** reported continued mailing of booklets to new homeowners. Ten additional booklets to mail. Need to follow-up with late acks. Contacted association member of lot 190 to remove moored, floating barrel/plywood raft and to remove 2 kayaks from out lot abutting the lakeshore. No action taken by owner. Board voted to allow raft until the issue of docks is resolved, but kayaks cannot be stored on out lot. Dave Foxall presented proposal for new rules notification and direct action process to consolidate, streamline, and more effectively resolve rules/covenant/other violations. Proposal incorporates retention of a qualified real estate attorney to provide legal advice and/or legal action regarding violations. Suggested law firm for retainer was Erickson & Sederstrom/Dan Kinnemon-Real Estate Attorney. Mike Pickette suggested the use of real estate attorney Mike Rierden (attorney who reviewed lake lot association rules). Steve Broniecki motioned that meetings should be set up with each potential candidate for interviews with the Board at the conclusion of which the most qualified attorney would be selected by the Board. Dave Foxall to contact both Dan Kinnemon and Mike Rierden to setup individual interview meetings with the Board members.

Chris Warner presented proposal detailing the transfer of association property sitting immediately adjacent to the rear of all southern shore lots up to one foot away from the waterline of respective lake. Goal of the transfer is to protect these areas from unintended association uses such as picnic areas, fishing areas, etc. The proposal document is on file with the notes. The proposal would provide for the creation of a covenant to protect each adjacent lake lot owner as described in the proposal that would

be filed with the deeds. Board motioned that Chris Warner form a temporary committee to draft the protective covenants and bring them to the next board meeting. Volunteers for the committee are Chris Warner, David Marsala, and Jodi Porter representing Sunrise Lake and Joe Stangl and Richard Doolittle representing Sunset Lake. Selected attorney will also assist with final recommendation.

Board approved HGM's bid to install drain tile to repair seepage issue on the lower dam (Sunrise). Work to begin anytime.

The **A&E committee** on the following items:

- 1) Joe Stangl presented the coliform report (high levels in both lakes) and indicated both lakes were treated with a cost of \$400.00. Additional testing will be performed to determine effectiveness of treatments and subsequent actions. Until subsequent testing proves normal coliform levels, no swimming.
- 2) Chris Koenig will be contacted to discuss issues of lake silting and Lori Pickette will discuss non-point silting issues with SID (i.e. mud coming from non-lake association portion of neighborhood)
- 3) Motion by Steve Broniecki to disallow future placement of trash containers on lake association out lot 2A due to mess that ensues. All were in favor.
- 4) Steve Broniecki presented results of inspecting Slopes 1 through 6 for erosion issues. (Map marking slope on file with notes). He indicated that some erosion is occurring but no immediate action is necessary. He also presented a plan to over seed the slopes with native grasses in the fall and spring of each year as necessary to better control erosion.
- 5) Mike Pickette in process of researching the brightness issue (too bright, especially in winter/early spring) of Lockheed Martin's outdoor, pole lighting. Potential conflict with dimming/reducing lighting and laws/company security
- 6) Joe Stangl presented estimate for boat ramp/dock area to service first four houses on Lake Forest Drive. Board agrees that all lake lot owners should have equitable lake access. Joe to draft proposal for dock locations and construction rules/specifications along entire south shoreline and present at next meeting.
- 7) Lake lot 195 submitted request to construct a dock that will be put on hold until the dock committee (see #6) presents their recommendations/guidelines.
- 8) Lake lot 192 submitted plan to install riprap on shoreline at \$18.50/ton. Chris Koenig to review and make recommendation on the plan. Homeowner has requested that the association provide \$2,000 for materials. The Board motioned to approve the plan and the \$2,000 funding pending plan approval by Chris Koenig. If approved, invoice is to be mailed to Linda Foxall for payment. Board also specified that installation must be reviewed and approved by Chris Koenig.
- 9) Board reviewed a listing of possible violations/issues reported as of 6/25/2006. List on file with meeting notes.
- 10) Issues with seawalls discussed. Motion to have Chris Koenig walk and report on seawall conditions as well. Need to determine parties responsible for repairing and payment (could be a combination of association, homeowner, and N.p. Dodge). More on seawall conditions and repair recommendations at next

meeting. Intention is for selected attorney to assist in any legal issues that should arise in assessing responsibility for damage.

A&E Committee's report was approved and submitted. Motion to approve by Steve Broniecki with a second made by Wes Smith.

Dave Foxall motioned to adjourn the meeting that was seconded by Chris Warner and Mike Pickette.

Dave Foxall provided color calendar print outs to mark off future meetings. Schedule is as follows:

July 30

August 27

September 24

October 29

January 28

April 29

All dates are Sundays, the time is always 10:30a, and the location is Tigerpaw Software, 2201 Thurston Circle, Suite 7, Bellevue, NE.