

Minutes of Meeting of Lakewood Villages Lake
Lot Owners Association, Inc.
Monday, June 6, 2005 7:00PM

Location: Tigerpaw Software; 2201 Thurston Circle, Bellevue NE 6805

Directors in Attendance:

Dave Foxall, Joe Stangl, Wes Smith, Tyler Bowley, Kathy Welch, Steve Broniecki, Chris Warner, Gary Braddock, and Mike Pickette

Officers in Attendance: Dave Foxall (President), Linda Foxall (Treasurer), Mike Pickette (Vice President), Jodi Porter (Secretary)

Committee Members in Attendance:

Rules: Jodi Porter (Chair)

Finance: Kevin Weir (Chair)

A&E: Steve Broniecki (Chair), Mike Pickette, Joe Stangl

Maintenance: Chris Warner (Chair), Gary Braddock, John Goeschel, Kathy Welch

Association Members in Attendance: <all attendees listed above>

NOTE: Hardcopies (where indicated below) on file with Secretary notes.
Meeting audio on file with Secretary notes.

Meeting Items:

1. April 25, 2005 meeting Secretary report approved unanimously (combined report of retired Secretary Kristy Gregath and current Secretary Jodi Porter). (motion by Dave Foxall, seconded by ? and?)
2. Treasurer report presented by Linda Foxall.
 - a. 41 out of 68 yearly dues (@ \$300.00 per lot) received as of 6/6/2005.
 - b. Once expenses are budgeted, Association funds will be invested in 13 month, 3% CD ladder (as suggested by Chris Warner in 4/25/05 meeting).
 - c. Treasurer report approved unanimously (motion by Dave Foxall, seconded by Wes Smith and Joe Stangl)
(Hard Copy provided to all attendees.)
3. Independent audit of Treasurer records completed by Finance committee. Results were presented by Kevin Weir. Audit was successful in that it uncovered *no discrepancies/issues* with Treasurer records/bank funds.
(Hard Copy provided to all attendees.)

3. Kevin Weir, Chair of the Finance Committee, presented the detailed budget for upcoming year (April 25, 2005 -> April 25, 2006). Estimated beginning balance of \$20,700 less expenses estimated ending balance of \$13,364.61. Finance report approved unanimously.

Budget discussion highlights:

- a. Joe Stangl indicated that 10 grass carp had been introduced into both sunrise and sunset lakes. Linda had received bill for approx. \$250.00 for this service.
- b. Joe Stangl also indicated that 400 croppie for both sunrise and sunset lakes would be purchased and introduced this fall 2005.
- c. Mike Pickette asked about website fee. Linda/Kevin indicated that it had already been paid, \$56.00 for five years.
- d. Dave Foxall indicated that late notices for association dues describing penalties to be mailed to delinquent lot owners.

(Hard Copy provided to all attendees.)

4. A&E committee explained issue Lot 187/Leffler is having with cove at back of lot on lake edge. Cove is thick with mud; homeowner indicated family gets stuck in about 4 feet of mud when attempting to access the lake area. A&E committee presented homeowner's proposal to install landscape lining on top of mud then dump river rock on top of lining in the cove area to enable the homeowner to have safe/easy access to the lake area and prevent further silting in of the area. Homeowner indicated that lining would be installed to prevent the river rock from sliding off of the mud into deeper water.

Gary Braddock suggested that a gabion be installed rather than loose river rock for better stability; concerned that loose rock might sink into the mud and lose its effectiveness for its intended purpose. The definition of a gabion is: *A wire mesh cage, usually rectangular, filled with rock and used to protect channel banks and other sloping areas from erosion.*

Gary defined the term *gabion* for attendees and gave real world examples of its use.

Board voted unanimously to allow homeowner to proceed with homeowner's proposed plan of liner and loose river rock installation. A&E committee to apprise homeowner of possible use of gabion(s) leaving choice between the two options to the homeowner since gabion(s) may be cost prohibitive. The vote included the caveat that all costs would be incurred by the homeowner no matter the success or failure of the installation.

5. A&E committee presented fence proposal for Lot 173. Fence to be white vinyl 4 feet in height with 3 inch pickets on top. Fence will be located within the 20 foot shoreline easement as required by the covenants. Board voted unanimously in favor of the proposal.
6. A&E committee presented landscape proposal for out lot 2A submitted by Lot 137. Proposal recommends that bushes and flowering plants be

planted on out lot 2A. Board requested that homeowner provide more specific details on landscape plan and resubmit to A&E committee. (motion by Joe Stangl, seconded by Dave Foxall and Steve Broniecki)

7. A&E committee presented a common issue with lots on north sides of lakes with unapproved improvements which may or do affect water drainage and the integrity of the seawalls negatively. Dave Foxall made a motion for the A&E committee members to go door to door and speak with individual homeowners about current or potential lake area/sea wall damage issues. The intent is to educate the homeowner and also stress that any improvements installed by the homeowner that negatively impact the integrity of the lake area will be repaired at the expense of the homeowner. Joe Stangl and Steve Broniecki seconded the motion. A&E will report on results at the next meeting.
8. A&E Committee members raised a general concern that lot owners are installing improvements (boat docks, fences, landscaping, etc...) without submitting a proposal for approval by the A&E committee.
9. A&E committee reported that there is no threat of toxic blue-green algae in either lake.
10. Kathy Welch discussed mud issues in her circle as a result of no silt barrier being erected by builder. A more general discussion of siltation issues ensued, and Kathy Welch volunteered to contact the appropriate organizations/officials to determine how the situation can be resolved. The Board acknowledged the problem and unanimously accepted Kathy's offer to spearhead this task. (as a result, she has also become a member of the Maintenance Committee).
11. Dave Foxall reported that N.p. Dodge would inspect all seawalls and re-weld anything needing repair by the middle of the summer. He also reported that N.p. Dodge had cleaned up mud from all lots at ends of circles.
12. Gary Braddock of the Maintenance Committee presented a detailed report describing the seepage problem which is occurring in the lower spillway/dam (east lake or sunrise lake). The seepage problem was introduced to the Association via the inspection results in the report compiled by the Department of Natural Resources of the State of Nebraska dated 4/4/2005. Seepage must be evaluated and bids to repair provided by registered, professional engineers (2 bids). More information of repair plan to be provided at next meeting)
(Hard Copy provided to all attendees.)

Next meeting to be held Monday, July 18, 2005 at Tigerpaw software.