

Lakewood Villages Lake Lot Owners Association Board Meeting
March 24, 2020

The meeting was called to order by President Kathy Welch at 6:30 via teleconference

Members present: Gail Ellison, Mark Ehrnst, Terry Franks, Steve Hermansky, Larry Mercier, Larry Reasoner, Joe Stangl, and Chris Warner

Old Business:

Seawall Update:

The contractor is ready to start the next four houses on the upper lake when the weather permits.

The hope is to finish 8 to 10 walls this summer with a strategy of repairing the worst walls first. Mark Ehrnst suggested updating homeowners on when they may be slated for wall repairs.

Erosion study:

Last year trees were tagged and measurements were taken to the shore line on the natural side of the lake.

Kathy stated that it is time to recheck those measurements to compare the readings. Larry Mercier and Terry Franks volunteered to take those measurements.

Those measurements will then be given to the secretary.

Dam Maintenance:

We have requested notification of when the dam will be inspected. Larry Mercier will be the point of contact for the inspectors.

Prior to the inspection, the upper dam will require some maintenance.

1. The seams in the upper dam require sealing.

Terry Franks moved that we allocate \$1,850 to pay Quality Caulking for sealing.

Kathy Welch seconded the motion.

The motion was unanimously approved.

2. After sealing is complete, we need to remove debris from the upper dam.

Ron, the seawall contractor, is going to submit an estimate for removing the Debris.

3. Joe Stangl is going to check about what kind of chemical is safe to use near Waterways to stop tree growth on the dam.

Annual meeting and elections:

No meeting date was set for the annual general membership meeting due to current restrictions from the COVID 19 outbreak.

Three board positions are up for re-election this year: Ellison, Franks, and Stangl

New Business:

Dock Request:

Steve Hermansky received a request for a dock on the seawall side of the lake.

The reason for the request was that the wall on the property was too high for easy access to the lake. The homeowner offered to pay for the dock, which was to be a removable 4X8 deck.

Discussion centered on three concerns:

1. Whether this would set a precedent that would lead to obstructions from too many docks.
2. The requirement that all docks match those on the natural side.
3. The precedent of denying decks on the seawall side which had been set by the Lake Lot Owners board.

The board examined the issue of perhaps putting a step down on the wall and asked Larry Mercier to check with the wall contractor about it.

The board decided to present the issue to the general membership at the annual meeting.

Letter to Bellevue Public Works Director:

Kathy read a letter drawn up by the Board's lawyer, Andrew Simpson.

The letter explains that the Lakewood Villages Lake Lot Owners association will "continue to retain sole possession, control and ownership over the private lake ... and outlots."

After a discussion of some corrections to the letter, Mark Ehrnst moved to accept the letter with the corrections.

Larry Reasoner seconded the motion.

The motion was unanimously adopted

Sign Lighting

When Bellevue annexed our development, the Lake Lot Owners Association assumed the responsibility for lighting the sign. Chris Warner was tasked with exploring the idea of using solar lighting.

Currently, we pay \$35 per month to light the sign.

Chris discovered that replacing the lighting with LED lighting and a sufficiently sized solar panel would cost \$2,500.

No changes will be made at this time.

Duck Weed

Steve Hermansky shared a concern that the duck weed problem needs to be addressed more aggressively. The duck weed invades the lake from the wetland area to the west of Timber Ridge Road.

Concerns that were raised:

1. Whether or not the problem can be eradicated in a protected wetland area
2. Water treatments can be expensive.
3. Safe water treatments need to be used.
4. The duck weed has been worse the last two years and has promoted algae growth which smells bad.

The board asked Joe Stangl to meet with Aaron, Klusmire, a fisheries biologist, and discover our options. The board agreed to meet again within the next two weeks to discuss a possible solution.

Adjournment:

Mark Ehrnst moved that we adjourn the meeting.
Steve Hermansky seconded the motion.
The motion was unanimously approved and the meeting adjourned.

Respectfully submitted,

Gail Ellison, secretary

Addendum to March 24 minutes:

Joe Stangl and Steve Hermansky researched two different methods for controlling the duckweed that spills over from the wetlands each year and infests the lake. They reported to the board via text messaging over the course of three days. This is in lieu of a meeting in deference to social distancing and individual members' schedules.

Report from Joe: Aaron Klusmire suggested treating the wetlands area with aquatic herbicides several times to prevent duckweed spread after heavy rains. He also suggested treating the lake once or twice this summer. He (Klusmire) stated that the duckweed would not be completely eradicated, but could be significantly reduced.

Report from Steve: A boom can be inserted in the wetlands to hold back the transfer of duckweed. Steve provided information on these systems from two different companies.

Larry Mercier made a motion to purchase a 100 ft. boom for \$1,400.

Discussion: Where will the boom be installed? On the wetlands side of Timberridge Road. Joe Stangl checked with Aaron, who confirmed that the boom would be a good solution and recommended a herbicide treatment as well. We may need to purchase an additional 25 feet.