

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 10:35 a.m. on the 28th day of October, 2007 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, Kurt Ubbelohde, Linda Foxall (Treasurer) and Kerry Ludwick (Secretary). There were 3 other general members present. Absent were board members Wes Smith and Mark Waddington.

Secretary's report of August 26, 2007 (by acting secretary Linda Foxall), was approved as published via email and web. A motion to approve the report was made by Kurt Ubbelohde and seconded by Mike Pickette.

Treasurer's report was presented by Linda Foxall, Treasurer reflecting an October 28, 2007 balance of \$32,208.77 (\$15,000 CDs and \$17,208.77 Cash). There were no expenses paid since the August 26, 2007 meeting, however the \$960 for errors and omission insurance will be due soon. A motion to approve the report was made by Steve Broniecki with a second by Joe Stangl.

Old Business:

Finance Committee: Rick Warner was present at the meeting and said the audit results were good and no errors were noted. Linda continues to be in contact with the remaining 5 households who have not yet paid dues. It was discussed that the penalty for unpaid dues should be increased. Two letters have been sent to the unpaid homeowners already. Steve Broniecki told Linda to send one more letter to the remaining households giving them a final timeframe to pay, and then it should be handed over to the attorney to get involved with.

Rules Committee: Roxanne Hardebeck asked about getting LV Lake Lot letterhead. Dave Foxall said he will have one of his employees create something. Also, Roxanne brought a prototype of the rules booklet for everyone to review.

A & E Committee:

Dave Foxall stated that N.P. Dodge has legally assigned A&E authority to LVLLOA.

There was an architectural request for a dog run submitted to Steve Broniecki as well as a new house being built on Eastlake Circle.

There is a lot of duckweed/debris from wetlands currently in the upper lake. Dave will be attending the next SID meeting and it will be discussed there further. They are talking about putting in a silt barrier or treating it.

Joe Stangl said that the latest water testing shows that the coliform levels are extremely high and everyone should still swim at your own risk. Levels have gone up since the July testing was done.

Dave Foxall was in contact with the man who evaluates the beaver problem. He said that the beavers don't appear to be a problem or causing damage elsewhere except in Don Kelly's yard. For some reason they seem to just be prone to the trees in that area.

Regarding the seawalls, Steve Broniecki said the area on lot 171 needs to be welded. Dave Foxall brought up that at Beaver Lake, the seawalls belong to the homeowners. There was a discussion among the board members about whether or not ownership could/should be given back to homeowner. Steve Broniecki said that stability, not aesthetics should be the priority. The discussion was tabled and Dave will be contacting Mike Rierden, the association lawyer, regarding liability.

Steve Broniecki stated that he is still exchanging phone calls regarding the dock and steps for Lots 184, 185 and 187.

Lot 189 boundary markers/wall/water access status is on hold now since it is for sale.

New Business:

There was a vote for the open board position. Roxanne Hardebeck nominated Gail Ellison and Mike Pickette seconded the nomination.

Joe Stangl nominated Timothy Bundy and Steve Broniecki seconded the nomination. The voting was tied, so the decision is on hold until voted on at another special meeting when all Board members can attend.

Due to a scheduling conflict, the meeting times for the upcoming year were changed to 11:00 a.m. instead of 10:30 a.m.

Roxanne Hardebeck motioned to adjourn and Joe Stangl seconded. Meeting adjourned at 11:45 a.m. The next meeting will be January 27, 2008 at 11:00 a.m. 2001 Thurston Circle: Suite 7, Bellevue, Nebraska.

Respectfully submitted,
Kerry Ludwick
Secretary
Meeting minutes 10-28-07