

April 24, 2024

**Lakewood Villages Lake Lot Owners Association
LVLOA Board Meeting**

The meeting was called to order at 6:30.

Members of the Board present: Kathy Welch, Larry Reasoner, Joe Stangl, Chris Warner, Anthony Wilson, Mark Ehrnst, Bob Rommelfanger and Steve Hermansky.

Minutes: Steve Hermansky motioned to accept the minutes of the 9/25/23 meeting. Joe Stangl seconded. Approved by all.

Old Business

Natural Side: Steve Hermansky said he has been working with a small subcommittee from the natural side and discussed moving and fixing a dock behind Alexander's, 4622 Lake Forest Dr. The bid was for \$3000 to put in a treated wood replacement. Steve recommended that anti-skid strips be tacked to the steps to prevent injury when steps get wet. The Board approved the dock repair. Joe Stangl said he would also want to get a bid to repair the dock and steps between Hardebeck and Abboud, 4810 Lake Forest Dr.

Dam: The upper dam has been cleared well and now needs to be sprayed to stop saplings from growing. Anthony Wilson said he will get a bid to do the same to the lower dam and let us know what they are spraying with, so as not damage the lake water and fish. We also want to get separate bids to clear and maintain the outlot areas. We also need to repair the damaged Drawdown Valve Operator on the lower dam. Minor cracking in concrete should also be patched.

Seawall Repair: There have been several reports of sink holes and settling along the seawall; however, the good news is that the repaired wall itself has not shifted and is solid. It is the homeowners' responsibility to backfill sink holes and settling with dirt to try to keep the yard even with the top of the seawall. This will be emphasized at the annual meeting.

Beavers: Joe Stangl said he has not heard of any new reports of beavers this year. We still need to fill the beaver den on the lower dam just left of concrete spillway with 90% earth and 10% cement mixture prior to the next dam inspection. There was also a smaller rodent hole on the right side of spillway.

Fish Report: Joe Stangl reported that we have very good fishing now with master angler croppie. The upper lake has more bass and members are asked to move caught bass to the lower lake.

Treasury: Larry Reasoner reported that the 2024 Treasurer Report is complete and balanced at about \$122K.

Boom Land Update: Kathy Welch handed out copies of the Memorandum of Understanding (MOU) between the LVLOA and City of Bellevue and asked all board members to review and text approve it for final signatures.

Dredging: Bob Rommelfanger contacted dredge operators at Beaver Lake; however, they now do not want to work with us due to liability issues. Bob is now working with Troy Weatherby in Ashland to hopefully start dredging our lakes in 2026. Terry Franks had mentioned to Larry Reasoner that the Papio-Missouri River Natural Resources District (NRD) may split the cost of dredging.

Covenants: Anthony Wilson has edited the covenants and will put together a subcommittee of members from both sides of the lake to continue to update them for a final total membership vote of approval (75%

minimum) in the next few months. Larry Reasoner volunteered to assist Anthony on the subcommittee. Some suggested changes were discussed: Trash Cans, Boat Storage, Car Parking, Solar Panels, Satellite Dishes, etc. The By-Laws will also be looked at for changes.

New homeowners should receive a copy of covenants at closing, but they're not forced to read them.

Larry Reasoner volunteered to start a Welcome Committee to meet new homeowners in the LVLOA and personally present them with copies of the Covenants and Rules along with any other welcome package items.

Solar Panels: Chris Warner said he has contracted Legacy Post and Beam from Fremont to build a pergola in his backyard and contracted a company from Lincoln to install south-leaning solar panels on top. He invites any LVLOA members over to check it out when completed.

Entrance Sign Sprinkler: Chris Warner said Bob Scradski, SprinklerTek, will begin install the approved pump system from the lake attached to the OPPD outlet behind the welcome sign on 10 May 2024. There is a \$150 recurring winter/spring winterizing fee if later approved.

New Business

Elections: Steve Hermansky, Chris Warner, Larry Reasoner and Larry Mercier positions are up for election this year at the annual General Membership Meeting on 8 May. Reasoner and Warner agreed to rerun, Hermansky agreed to rerun if no one else will run for his position, and Mercier had resigned and needs to be replaced. Sue McDaniels has already shown interest in running for a position this year.

Adjournment: Joe Stangl motioned that the meeting be adjourned at 8:05. Larry Reasoner seconded. Approved by all.

Larry Reasoner
LVLOA Treasurer / Part-Time Secretary