

Lakewood Homeowners Association
Annual Meeting
The Elks Lodge, Bismarck
January 23, 2017
Minutes

Mr. Gardner (President) called the meeting to order at approximately 6:07 pm.

A quorum requires 166 members present or by proxy. We do have a quorum for the meeting.

Mr. Mike Gardner introduced the other members of the board, Treasurer Mr. Al Reid, Vice Presidents Mr. Jamie McLean and Mr. Josh Olson. Ms. Janet Helbling was absent.

Minutes from last year are available for review. Motion to approve the minutes was made, seconded and passed.

Mr. Reid gave the Treasurers report.

- Membership has increased from 338 to 344 since last years meeting
- Mr. Reid gave the cash report
- Mr. Reid explained large cash inflows and outflows for 2016
- The Board had previously decided to increase 2017 dues to \$700/lot residential and \$1400/lot commercial
- Mr. Reid discussed the budget for 2017. Expected cash at the end of 2017 is \$144k

A motion was made, seconded and passed to accept the Treasurers report.

Mr. Gardner covered the following items:

- Maintenance of beaches – association rakes several times/year, it is each member's responsibility to make sure the beaches are clear ahead of time, we have a budget for weed control but it is technically the lot owners responsibility
- Fines may be levied for curb damage done by lot owners
- We are using new LED lights. Bought 158 of them. Our light poles are getting older and more fragile
- Dredging was done in 2016. Dredging was done in the travel path by the marina, under the first bridge, two bays and the mouth of the river. Working on a longer term fix to dredging, in discussions with other harbors. This is our single biggest expense.

Mr. Gardner explained that 2 board positions were up for election, those held by Mr. Reid and Ms. Helbling. Mr. Olson chaired the nominating committee. We did receive interest. Ms. Helbling declined to run again. Mr. Gardner opened the floor for additional nominations. No nominations came from the floor. A motion was made, seconded and passed to close nominations. We have three nominees for two spots, Mr. Reid, Mr.

Jerome Jaszowski and Mrs. Tori Mathern. The candidates had a chance to introduce themselves, and those present cast their ballots.

Discussion on boat traffic, including no wake zones, enforcement, pictures and fines. No wake notices for marina slip renters are distributed by marina. Discussion on using stickers for boat owners who are members.

Discussion on talking to Mr. Mitzel about raising fees paid to the association by slip leasers.

Discussed water quality test results, all test results are acceptable.

The association website is: www.lakewoodharbor.org

- Thanks to Bob Vander Vorst for maintaining it for the association. Check out his business at www.dwiz.com
- Board members phone numbers are on the website
- Association documents, rules and annual meeting minutes are on the website
- Plot maps are on the website
- A link to NOAA river level graph is also on the website

Survey results were discussed. They will be posted on the website. Here is a summary

- Over 90% of respondents were satisfied or very satisfied with Lakewood
- Most want excessive weeds to be fined, and do not want to spend any extra money on the entrance
- It is important to most that CC&R's should be enforced, and they add/protect value
- Most do not want to pay anything additional for this enforcement
- Most want the Board to handle
- The Board has personal concerns with this option
- Some CC&R's were more important (mowing of vacant lots, no wake) than others (48 hour time limit for visiting boats)

Mr. Craig Smith (Architectural Review Committee Member) discussed the following:

- General description of restrictive covenants and general rules and duties of Board and ARC
- Examples of matters considered in 2016 for project approvals
- Examples of 2016 non-compliance corrective action efforts
- Survey results and ARC plans for 2017

Mr. Gardner announced the results of the election, Mr. Reid and Mr. Jaszowski were elected.

Mr. Gardner opened the floor to questions:

- Weed control near bridges was discussed

There being no further business, a motion was made, seconded and passed to adjourn the meeting at 7:38.