

## Lakes at Oakmont (LAO) Homes Association

### 2 AUG 2012 Board of Director's Business Meeting Minutes

- 1) Meeting commenced - 6:30 PM, Thursday, 2 August 2012 -, Platte City.
  - a) Attendance:
    - Board Members  
Present: Cindy Noble, Sue Palm, Scott Tessmer, Bob Beckel
    - Guests: N/A
  - b) Next Board meeting: Monday, 20 Aug, Library, 6:30 PM.
    - Other business will be addressed via email.
    - Monthly meetings have been changed to the 3<sup>rd</sup> Monday of each month or based on the scheduled due to availability of board members.
    - Minutes are posted on the Lakes of Oakmont website, <http://lakes-at-oakmont.com>
- 2) Bills paid.
  - One late annual dues payment arrived; need to be more specific on percent interest for late payments.
  - Chemtrol payment is delayed; Cindy will check to make sure that all services have been rendered. Scot will request itemized bill.
  - Walker Tree Service went above and beyond the call of the contract; they are cutting the junipers this week. Scott will call to also haul off the two burn pits. Then bill will be paid.
  - Paid \$56 for Post Office Box renewal.
  - Internet/website fee approved to be paid for a year.
  - Water bill is \$924; approved to pay and will cut back the watering of areas to reduce fee because of extreme heat.
  - Non-profit with State is due; will pay for 2 years; \$40.
  - No information sharing will come from board regarding foreclosures or specific title information.
- 3) **Issues discussed:**
  - a) Contract for maintenance of common areas is still under development. All contracts need to be re-advertised and sent out for bid in October in the local papers.
  - b) Bob will develop a draft community news letter to encourage community involvement in the board business.
  - c) The board will take control of the DRC; files will be transferred during August. Prior DRC personnel will be retained as advisors.
  - d) The board approved the creation of a Covenants Enforcement subcommittee. Committee will be active soon.

c) One lake or two? A lot of discussion was generated regarding the 25 July community gathering near the lakes where two board members (who had not participated in the erosion survey walk-around) met with concerned homeowners to review the erosion issues of East Lake. The homeowners saw the erosion issues and came to the same conclusion as the board on their resolution, except for the erosion on the south of East Lake near the bridge. The

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homeowners overlooked the other watershed issues which widen the water's path near the bridge. There was lengthy discussion on the 25<sup>th</sup> about the East Lake being a silt pond. The board disagrees with that assessment, as the developer explained that the two lakes and the one silt pond were designed as a system. The board voted and approved to go forward with future maintenance of East Lake as a lake, not a silt pond; as the approach to maintenance is very different. The board supports its decision (East Lake being a lake) as follows:

- Legally, according to our covenants, the board must maintain the "lakes."
- It is important to dispel any concerns from homeowners by ensuring them they are living on the shores of a lake (as advertised and sold) rather than the shores of a silt pond (designed to fill up). This board is developing the long term maintenance for a lake.
- The lakes are a system, comprising a silt pond, East Lake and West Lake. Both lakes were initially dug to around 30 feet in depth and are spring fed. Approximately 5 years ago, East Lake, at its deepest, was still at 25 feet. At that same point today, East Lake is at about 13 feet which equates to approximately 2+ feet per year that East Lake is filling in. This depth includes at least 3 feet or more of silt in some areas; making the depth above the current silt at about 10 feet. The channel in the lake is now at 7 feet which not good for the fish.
- The design of the paths and sidewalks around East Lake support the Lake System concept. If East Lake were designed as a silt pond, there should have been provisions made (accessibility) for dredging. Besides, regular dredging costs of East Lake would far exceed the cost to provide a permanent fix to the erosion issues.

f) More contactors will be contacted to provide bids for East Lake erosion in the upcoming week.

g) Design criteria to be provided to the contractors are as follows:

- Create a permanent fix that is esthetically pleasing.
- Hold contractor harmless for damage to the existing bridge on south side.
- Extend concrete from the storm sewer on south of lake.
- Remove trees as necessary.
- Use larger riprap or larger barriers to slow water flow.
- Design the water flow to contain all other natural drainage.
- Widen the water dispersal area on the north side of the bridge.
- Repair any damage to the path; reseed any area disturbed.
- Provide full and complete itemized bill with no ambiguity.
- Provide the name of their insurance company to ensure coverage by Missouri law.
- Attain all permits needed.
- Lot 5 must extend from existing culvert.
- Perform a hydrology analysis on lot 5 to ensure no standing water and no water over the paths.

h) Silt Pond construction estimates are postponed until after the muskrats are eliminated. Two muskrats have been caught by the Missouri Dept. of Conservation. An assessment as to the presence of other muskrats is underway.

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4) The board convened, as the Library began to close at about 8:50 PM.