Lakewood Homeowners Association

Annual Meeting

1-22-2025

January 22, 2025

Jamie called meeting to order

Present Board Members: Jamie McLean, Josh Olson, Rob Frank, Scott Osadchuk and Rick Horn.

Others present: Craig Smith with ARC and a number of other members.

Jamie started meeting with trivia question and introduced members of board

A quorum requires 50% attendance in person or by proxy, a quorum was declared.

Approval of last year's minutes. – Member motioned to approve and 2nd and passed.

Jamie started with power point covering items

Status of Memorial Highway Project – the ND DOT and the City of Mandan will be re-doing the entire strip over a two-year period. They plan on discharging street run-off from part of the strip into the Bay. In working with an engineering firm, a recommendation was made to add a filtration system to clean the water before entering the Bay. The system has been added to the project. A 60-inch pipe will be installed on the north end of the Bay. The HOA had hired Houston Enginerring to sonar the northern bay area. This will be used as a base line to monitor the effect of the runoff draining into the Bay. The Board answered various questions.

2024 dredging. We did mechanical dredging of the north and south sides of the Bay entrance. Pictures, timeline and costs shown. The Board answered various questions.

Dues increase – The Board discussed the reasons for the dues to be increased. We have had increased costs due to inflation, aquatic weed infestation, dredging, aging infrastructure, engineering fees and other maintenance issues.

Concrete curb repair project – The Bay has 5.2 miles of curbing. The entire area was re-caulked last summer. This will help with the long-term maintenance of the curbing.

Waste water treatment plant – The City of Mandan purchased four bubblers last year. These were supposed to improve the wastewater management. The project was a failure. The City will need to do something different this year.

Beach erosion and repairs – New contractor hired in 2024. They re-graded the eroded beach areas. They also cleaned and flushed the drains. They worked on replacing the broken drains. Some of the beach areas were repaired after the heavy rains in August. Some of the beach areas are still in need of repair this year.

Aquatic weed control – We have a documented weed problem in the Bay. Aquathol liquid was applied last year in May and July. The current plan is to treat the same areas in 2025.

Move to Treasurers report – Rob

Summary of cash Flows for 2024 – Covered all line items

2025 Budget – Covered all line items

Answered questions from members

Election

Introduction of candidates – Rob Frank and Rick Horn

Jamie asked for any other nominations from the floor. A motion was made to cast a unanimous ballot and to cease all nominations. The motion was seconded and all voted aye.

2025 River forecast– Craig

Covered Historical flows and Current Snowpack. Discussed the preliminary forecast for drought conditions to continue and for summer releases to be the same as last year.

Water quality test results – while not required, we have started doing them again

Jamie did Special thank you to Bob Vander Vorst with Design Wizards and Craig Smith with ARC

The Lakewood HOA web site was discussed

Architectural Review Committee – Chair Craig Smith

Open the floor for questions – there were a few

Jamie closed the meeting