Lakewood Homeowners Association

Annual Meeting

1-28-2026

January 28, 2026

Jamie called meeting to order at 6:00 pm

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 the meeting with a 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 motion passed.

Jamie started with power point covering items on the agenda.

Status of Memorial Highway Project – The east side of the Strip project is to start again on March 31st and be completed by July 3, 2026 (weather permitting). The status of the drainage and discharge into the Bay was discussed. Water testing will continue to be completed to monitor the effect of the drainage into the Bay. The Board answered various questions.

2025 dredging. We did not have to do any dredging during 2025. Work continued on preparing the Leased Lot which would be used to stage dredging operations if we have to hydraulically dredge. The Board answered various questions.

Dues increase – The Board discussed the reasons for the past few years' dues increases and noted the small increase this year. We have had increased costs due to inflation, aquatic weed infestation, beach maintenance, aging infrastructure, engineering fees and other maintenance issues.

Electronic payment option (bank/debit/credit card option) added this year. In the past, several members had requested that this option be made available to pay annual dues. Overall seems to be well received by the members.

Airbnb / VRBO tentative status – Craig gave an update as to whether allowable. There has been a few operating in the area in the past few years. The HOA covenants are for single family residences. Most courts in the country have determined that these types of rentals are personal in nature and not commercial, so they are allowable. A suggestion was made to document any concerns or bad behavior that is occurring at these properties. Also suggested to contact the police if renters become rowdy. Our covenants do not have a mechanism to change them, so state law requires 100% approval of the membership in order to make any changes. A motion was made by a member to survey the membership to determine members feelings regarding having Airbnb / VRBO in the neighborhood and what type of action the HOA Board should take. The motion was seconded. After some discussion and a vote of those in attendance, the motion passed.

DRAFT

Aquatic weed control – Craig summarized the Lakewood Aquatic Weed control program which we implemented three years ago. Last year (2024) we did two applications of Aquathol herbicide. This year we did one application a little later in the spring and had effective results carrying weed control further into summer. For 2026, our current plan is to do the same application as 2025.

Beach erosion and repairs – 2025 was the second year of using our new beach contractor. The contract will be renewed for the 2026 season. In the spring, the beaches will be groomed and curb drains will be tested for water flow. Additional grooming and repairs may be required due to weather related events. Curb caulking may be necessary again this year.

Waste water treatment plant – The City of Mandan purchased four bubblers in 2024. These were supposed to improve the wastewater management. The project was a failure with 2024 being the worst summer for odor yet. In 2025 the City modified its program and did not utilize the four bubblers. This summer was an improvement over 2024 but still not an ideal situation. Members suggested we continue to pressure the City to make continued improvements.

Move to Treasurers report – Rob

Summary of cash Flows for 2025 – Covered all line items

2026 Budget – Covered all line items

Answered questions from members

Election

Introduction of candidates – election of 3 board members – The candidates were Josh Olson (incumbent), Al Reid, Pam Schafer, Shelby Skytland and Craig Smith

Pam Schafer indicated that she wished to remove her name from consideration.

Jamie asked for any other nominations from the floor. There were no other nominations, so the membership was asked to vote for three names.

2026 River forecast– Craig

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

Water quality test results – while not required, we have started doing them again because of our concern with the Memorial Highway Project bringing in chemicals. We also water test to monitor water quality for our aquatic weed control program.,

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

A thank you gift was presented to Jamie for his many years of service to the Lakewood HOA Board.

Open the floor for questions – there were a few.

DRAFT

The results of the election of board members were presented. The top three candidates that received the most votes were Al Reid, Shelby Skytland and Craig Smith. Josh Olson and Scott Osadchuk were thanked for their years of service to the HOA Board.

Jamie adjourned the meeting at 8:00 pm.

DRAFT