

Lakewood Trivia

- ▶ How many water intake pipes divert Missouri River flow into Lakewood Bay?
 - ▶ None
 - ▶ 1
 - ▶ 2
 - ▶ 3
 - ▶ 4

Lakewood Trivia

- ▶ There are two intake pipes located at the north end of the bay and south end of the bay to provide water circulation. The intakes are designed to recharge the bay roughly every two weeks.

9/2021

Townsquare Media Business Office

1.7 acres

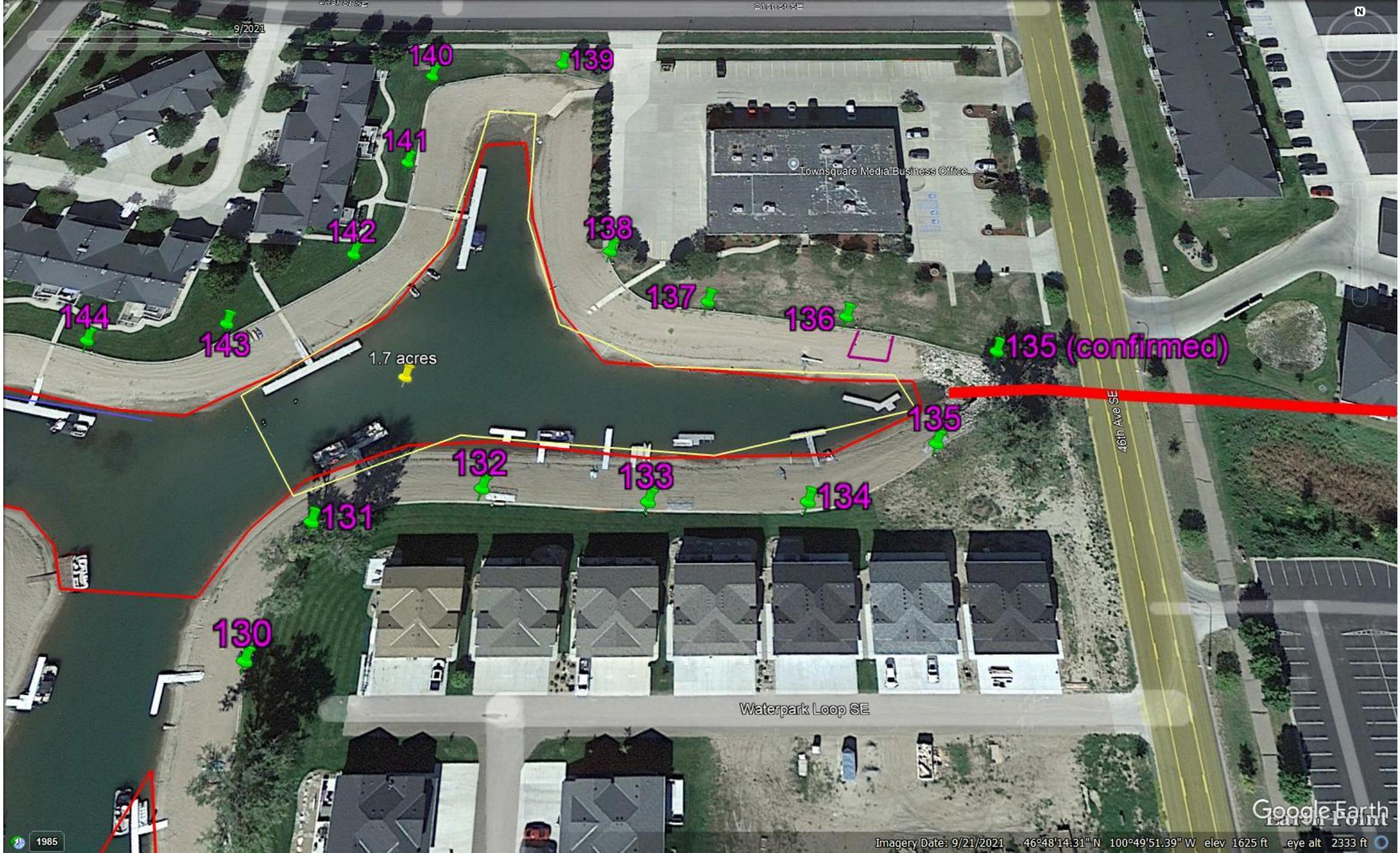
46th Ave SE

Waterpark Loop SE

Google Earth

Imagery Date: 9/21/2021 46°48'14.31" N 100°49'51.39" W elev 1625 ft eye alt 2333 ft

1985



130

131

132

133

134

135

135 (confirmed)

136

137

138

142

141

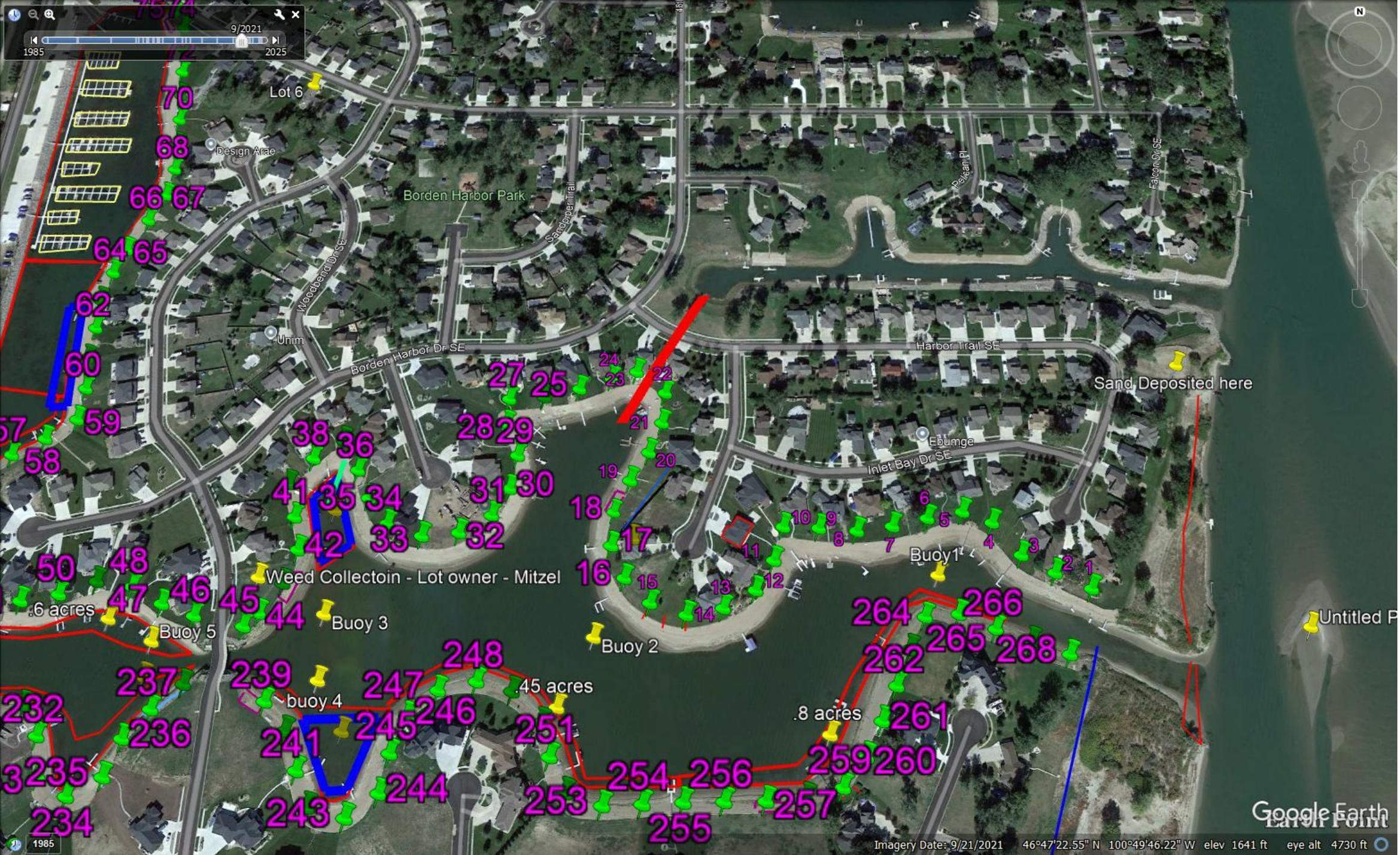
140

139

144

143





Sand Deposited here

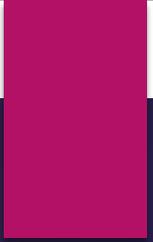
Untitled P

Weed Collectoin - Lot owner - Mitzel

.6 acres

.45 acres

.8 acres



Lakewood Homeowners Association Annual Meeting

JANUARY 28, 2026

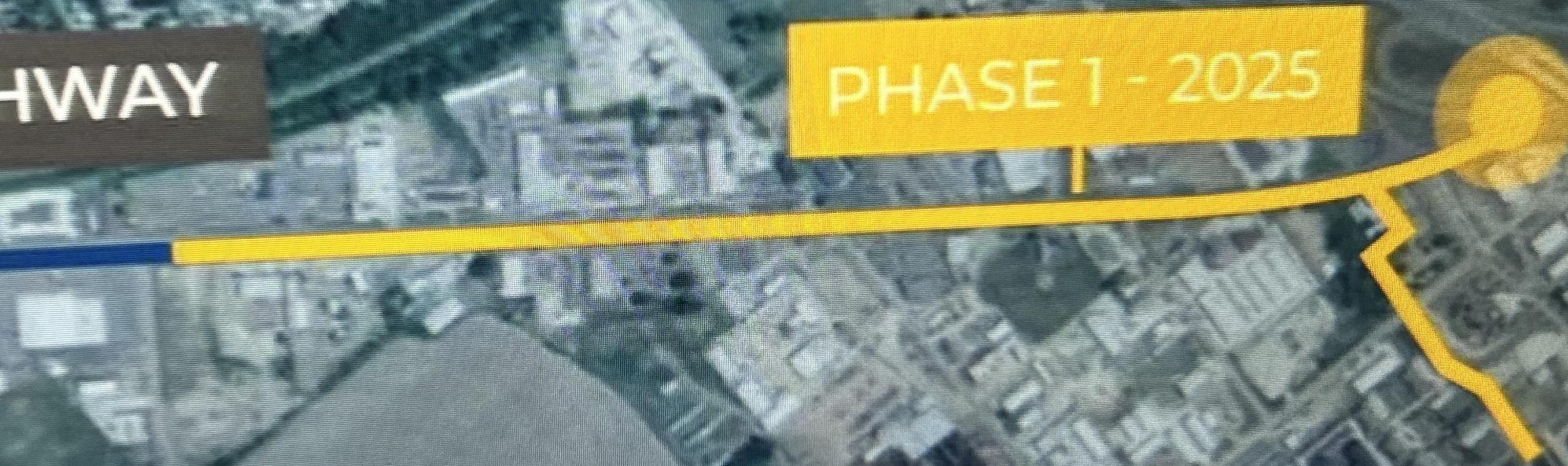
President's Report --

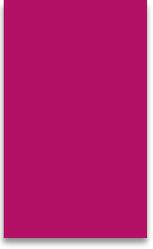
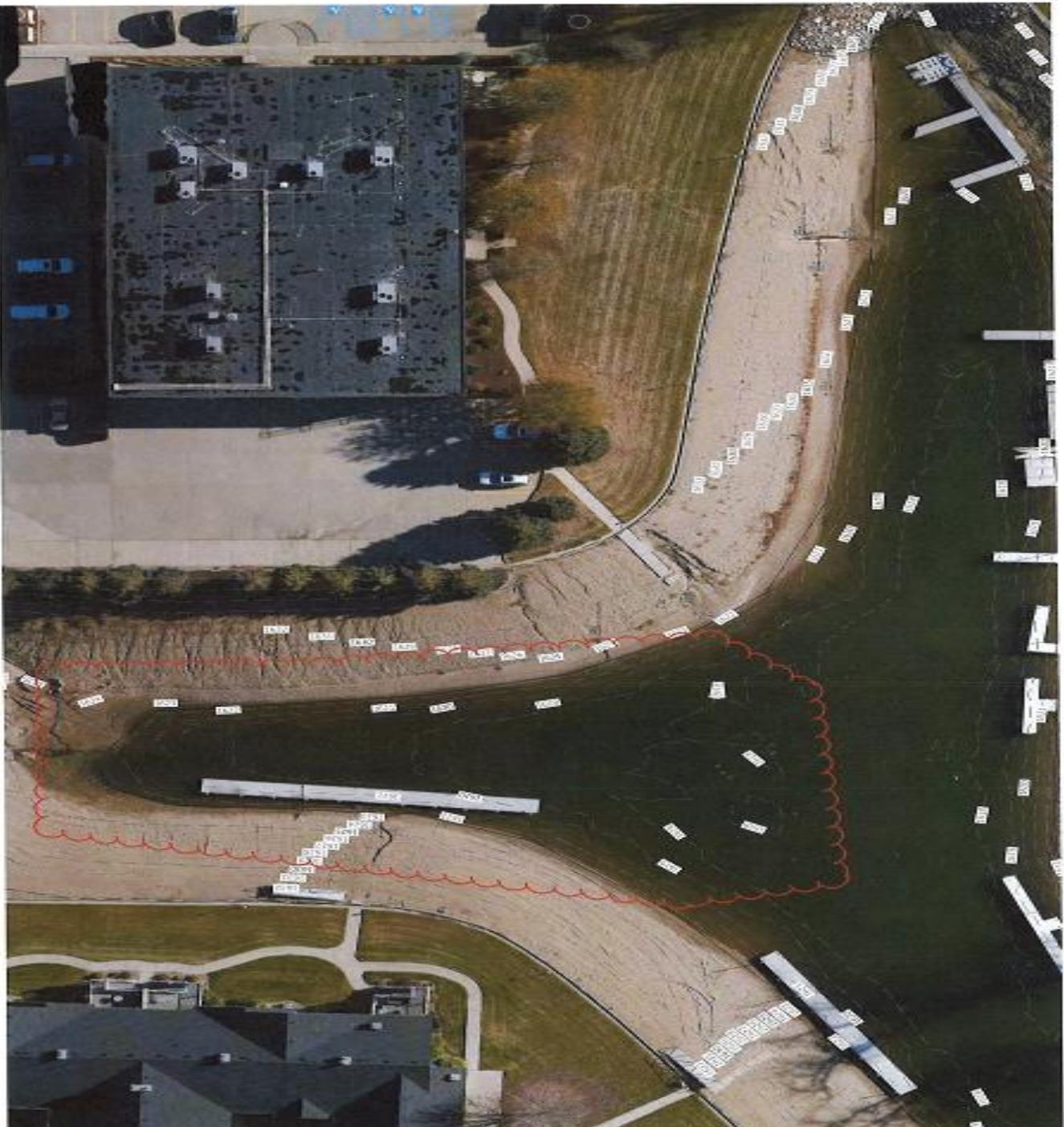
- ▶ Approval of last years minutes
- ▶ Status of Memorial Highway Project
- ▶ Lease Lot
- ▶ Membership Dues
- ▶ Electronic Payment (Al/Dannielle)
- ▶ Beach Maintenance (Rob)
- ▶ AirBNB (Craig)
- ▶ Aquatic weeds (Craig)

HWAY



PHASE 1 - 2025





December 10, 2024, ND DOT BID

- ▶ NDDOT rebid the stormwater design to include a “Hydrodynamic separator” system which will remove more solids and pollutants from the outflow into the bay.
- ▶ Work to begin again March 31, east end complete by July 3rd.

2025 Dredging

- ▶ Dredging was not necessary
- ▶ Work continued on preparing Lease Lot for staging dredging operations.



Membership Dues

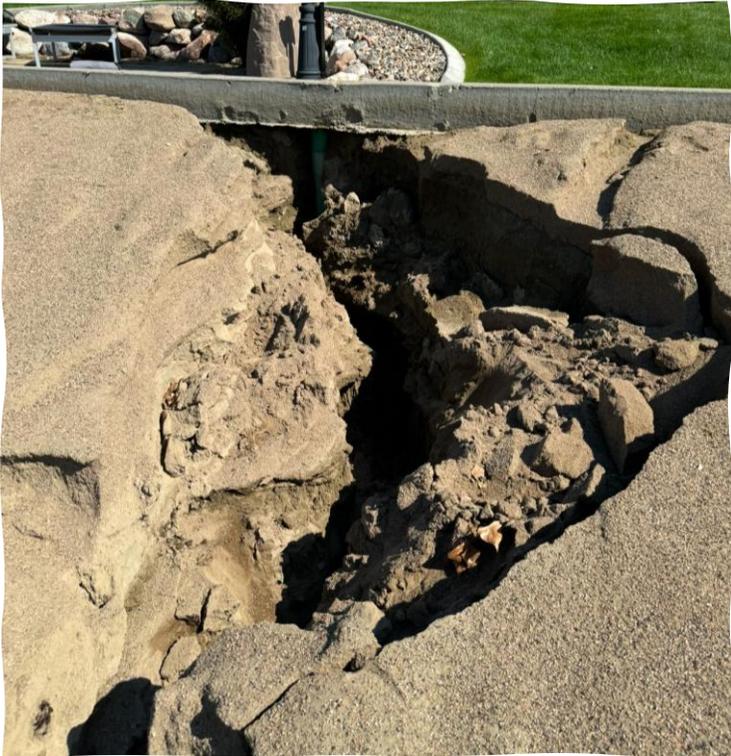
- ▶ \$25 increase this year. (Less than the rate of inflation, but prior two years were much larger increase).
- ▶ Inflation. The costs of labor, equipment rental and supplies have all increased significantly, especially the first few post-covid years.
- ▶ Aquatic Weed infestation. This is a newer expense but necessary.
- ▶ Dredging. Acquisition of private lot and City leased lot to stage operations and store removed sediment. We no longer have access to vacant lots as in years past. Many of these costs are and will be one-time costs.
- ▶ Aging Infrastructure. Concrete curb requiring more repairs, ice damage to drains, etc.
- ▶ Engineering Fees: As our operations have become more complex, so have our engineering costs.
- ▶ Additional maintenance items not done in the past (Bridge weeds, etc.)

Beach Erosion & Repairs

- 2025 was second year of beach contractor
- Contract will renew for the 2026 season
- Spring Services
 - Beaches are groomed
 - Curb drains are tested for water flow



Beach Erosion & Repairs



Beach Erosion & Repairs



Beach Erosion & Repairs



- Additional grooming and beach repairs may be required due to weather related events
- Repair drains to ensure proper flow
- Apply curb caulking where needed

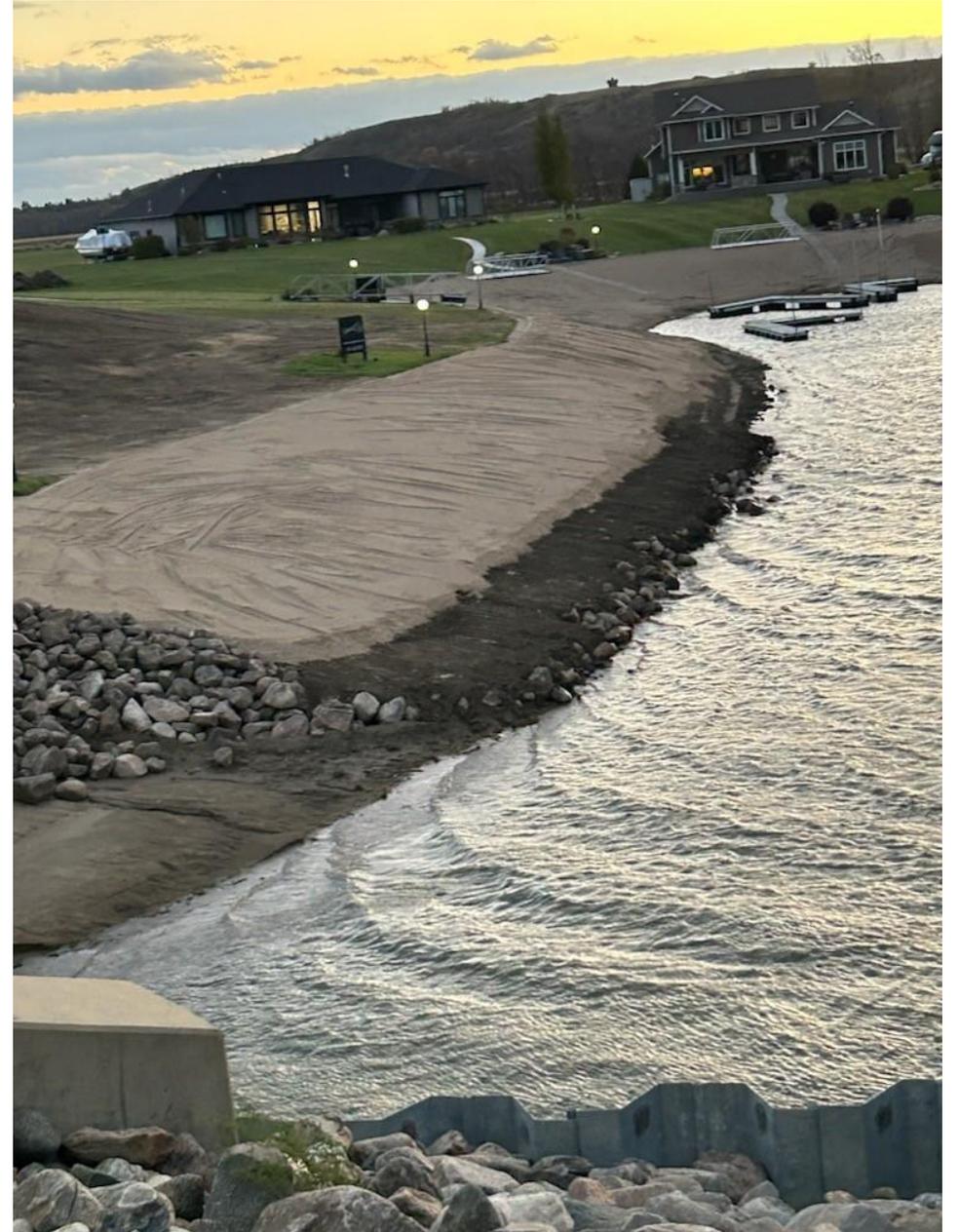
Beach Erosion & Repairs



- Replace any drain that is damaged beyond repair
- Replace concrete curb sections due to deterioration of the concrete or washout damage

Beach Erosion & Repairs

- Reconstruction of beaches may be required
- Riprap may be needed
- New sand may be needed
- Coordinated with member



AQUATIC WEEDS

- Documented Aquatic Weeds in Lakewood Bay:
- -Curly Leaf Pondweed
- -Northern Milfoil (pictured)
- -Coonstail



Lakewood Aquatic Weed Program

- ▶ First implemented in **May 2023** (after a year of engaging with professional consultants and ND Game & Fish biologists). Applied Aquathol and had very good success.
- ▶ **2024:** Applied Aquathol bay-wide in early May and late July. Eliminated virtually all aquatic weeds for the entire summer season.
- ▶ **2025:** Applied Aquathol bay-wide later in the spring (May 30) and achieved better results with first application extending into late July.
- ▶ Milfoil reemerged in August, but with only a few weeks of summer season remaining, we did not do a second application (which also saves on costs).
- ▶ Important to maintain a balance of the natural eco-system, aquatic plants play an important role.

2026 Application Plan

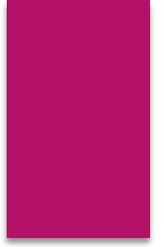
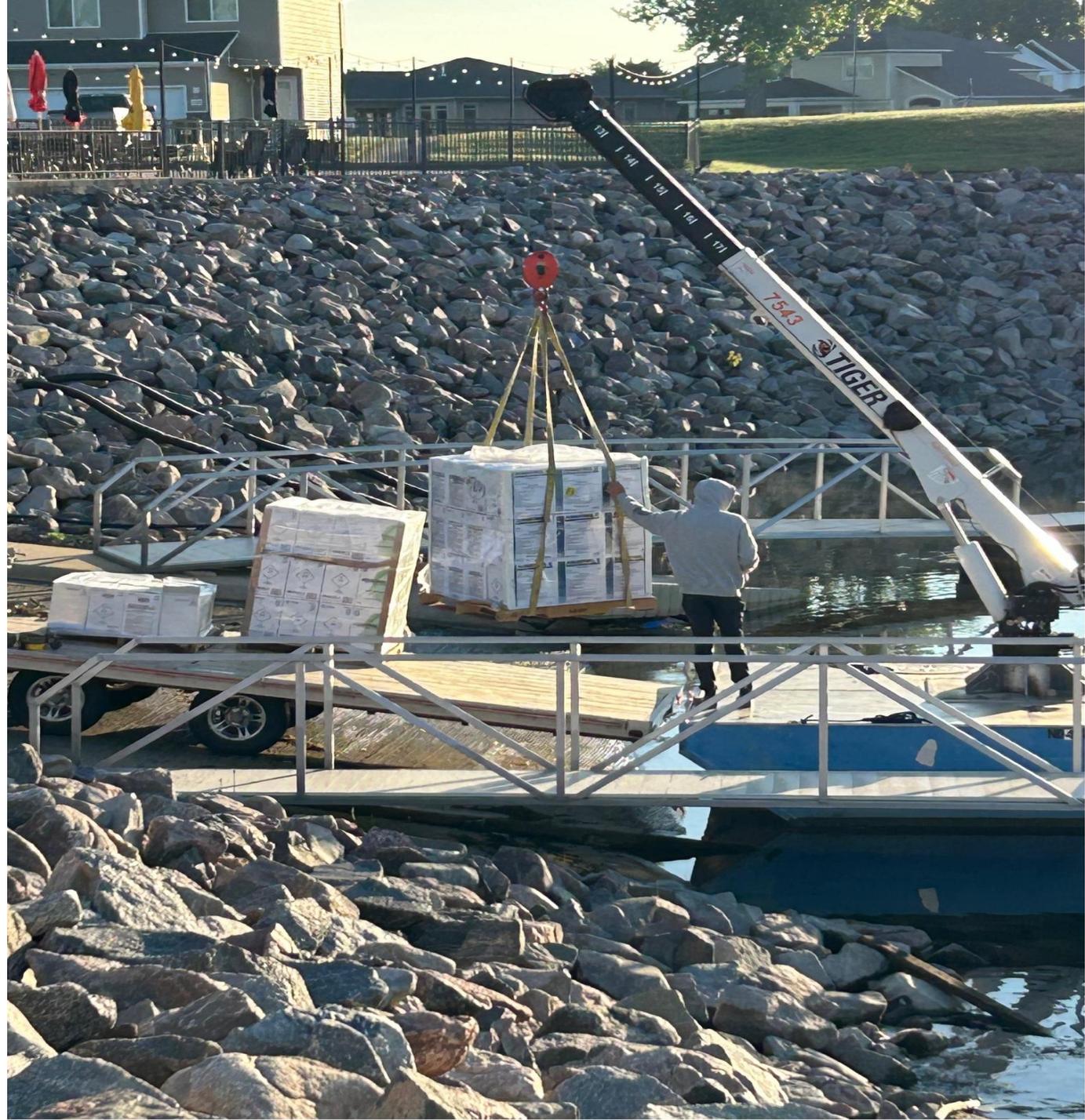
- ▶ Tentative plan to treat substantially the same area as 2025 in late spring same as last year. Hope to limit to one application.
- ▶ Timing and areas treated depends upon winter conditions (depth of ice, warm/cold winter, water temperature in the spring, etc.).
- ▶ Email notifications to members will be sent prior to any applications.
- ▶ **Water quality testing: We will continue to monitor nitrogen, phosphorus and pollutant levels due to aquatic plant growth, stormwater discharge, and goose feces, and adapt accordingly.**

Northern Milfoil



Curly Leaf Pondweed









Treasurer's Report -- Rob Frank

- ▶ 2025 Cash Flows

- ▶ 2026 Budget

Election of 3 Board Members

- ▶ Josh Olson
- ▶ Al Reid
- ▶ Pam Schafer
- ▶ Shelby Skytland
- ▶ Craig Smith
- ▶ Nominations from the floor

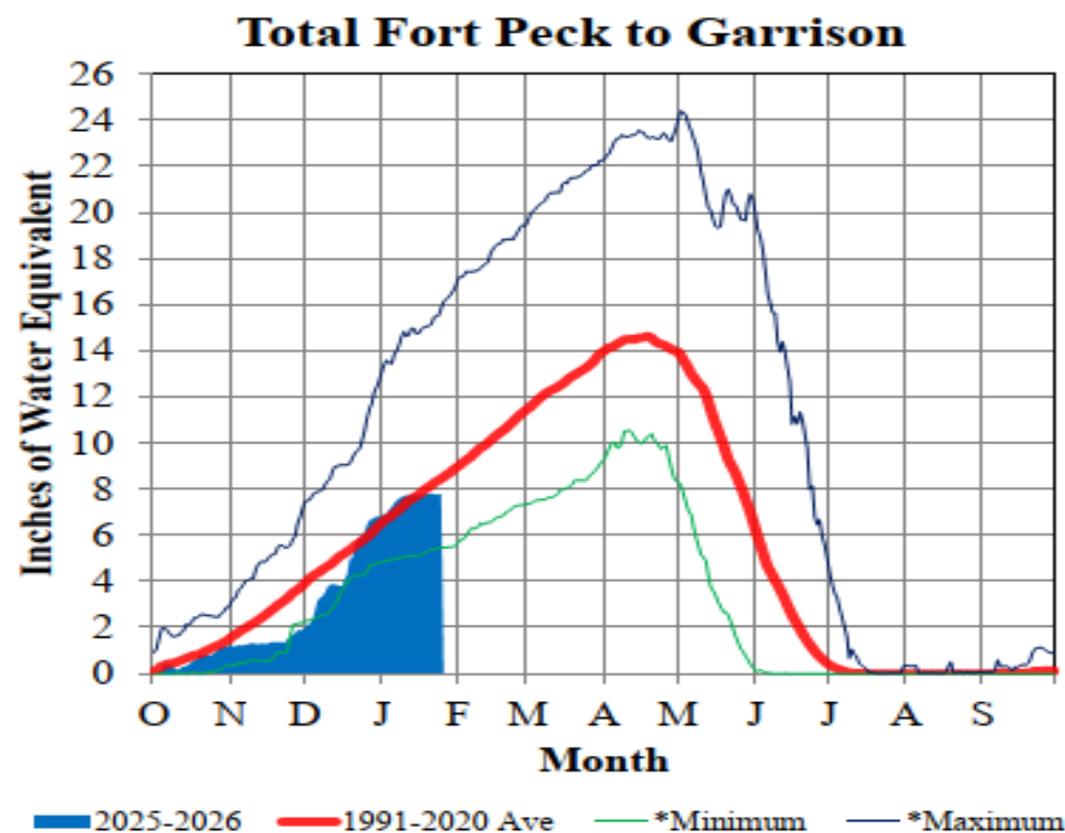
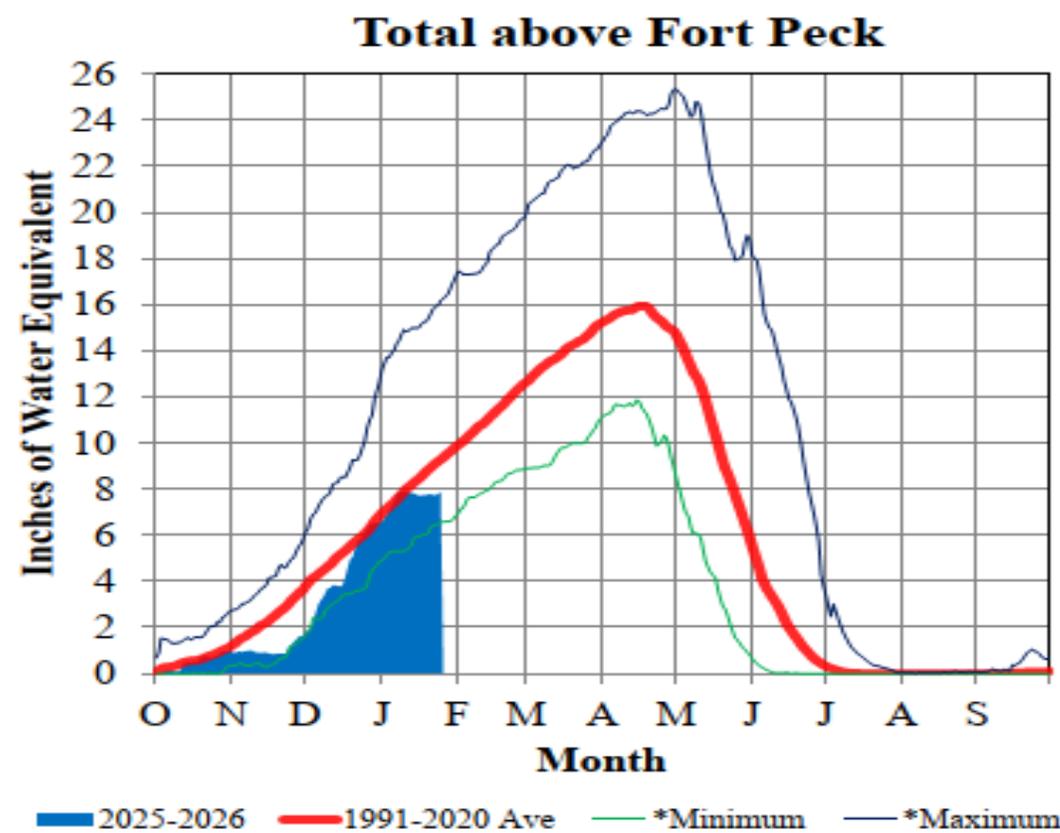
2026 Missouri River Forecast

- ▶ As of January 25, 2026, mountain snowpack is about 90% of average (compared to 80% on same date last year).
- ▶ Current projections are for summer releases of 22,500 cfs
- ▶ 2026 Dredging – Unknown.
- ▶ Ice Jams. Becoming more prevalent in the Spring but are manageable.
- ▶ Ice Jams. Unpredictable effects to the river channel and mouth greatly, as well as causes damage to Lakewood Bay drains.

YEAR	Garrison Releases	Reservoir Guage
2025	23000	6.3
2024	22000	6.2
2023	22000	6.2
2022	21,000	5.7
2021	22,000	6.1
2020	29,000	7.7
2019	46,000	11.2
2018	60,000	13.2
2017	33,000	8.35
2016	20,000	5.28
2015	21,000	5.4
2014	30,000	7.6
2013	19,000	4.95
2012	24,000	6.2
2010	13,000	3.3
2009	16,000	4.2
2008	13,000	3.3
2007	16,000	4.2
2006	20,000	5.28
2005	15,000	3.9
2004	18,000	4.7
21 Year Average	23952	6.4

Missouri River Basin – Mountain Snowpack Water Content 2025-2026 with comparison plots from recent high and low years

25-Jan-2026



On January 25, 2026 the mountain Snow Water Equivalent (SWE) in the "Total above Fort Peck" reach is 7.9" and 85% of the (1991-2020) average. The mountain SWE in the "Fort Peck to Garrison" reach is 7.8" and 92% of the (1991-2020) average. The normal peak for both reaches occurs near April 17.

*Refers to the minimum or maximum SWE in the basin for that day in the historical years 1991-2020.

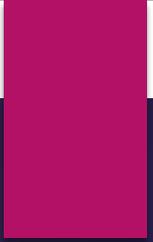
Provisional data. Subject to revision.

Miscellaneous Topics

- ▶ Water Quality Tests
- ▶ Web Site
 - ▶ www.lakewoodharbor.org
 - ▶ Bob Vander Vorst – Design Wizards – www.dwiz.com
 - ▶ Lakewood contact information
 - ▶ Association Documents, Rules and Annual Meeting Minutes
 - ▶ Plot maps
 - ▶ Link to NOAA River Level Graph
 - ▶ Architectural Review information

Open Forum

- ▶ Questions and comments
- ▶ Thank you for attending!!



Lakewood Homeowner's Association Annual Meeting

JANUARY 28, 2026