

LAKEWAY OWNERS ASSOCIATION
Special (Emergency) Meeting Minutes
May 9th, 2025, 7:00 p.m.

Roll Call:

Catherine Sims - President

Rick Patton – Vice President

Kim Nameth- Treasurer (absent)

Ted Stone - Director

Gene Sweatt-Director

Randy Lohr – (absent)

Al Thomas- (absent)

Call to Order: 7:00 p.m.

Prayer: Kevin Jones

Pledge of Allegiance:

New Business:

The special meeting was convened to address road failures and washouts in the LWH community.

- The primary focus will be on repairing culverts and drainage, with the potential addition of new culverts or pipes to prevent road erosion.
- Roads will be assessed for repair based on population density and traffic volume, with priority given to feeder roads at this time. LWH has a total of 7.5 miles of roads.
- Catherine emphasized the importance of preserving the few remaining good roads, as homeowners have already paid for the road overlays.
- Rick Patton, Ted Stone, and Gene Sweatt have made extensive efforts to grade ditches and redirect water runoff. However, due to the severity of erosion affecting our ditches and roads, a road expert with experience in long-term drainage repair is required. Catherine Sims and Rick Patton will be obtaining quotes from experienced road contractors for erosion control, necessary equipment, costs, and work warranties.
- Roads that are severely damaged at this are Autumn Woods Trail, Waterview Drive and Lakeside Drive.
- Lakeside Drive is close to through traffic at 22793 Lakeside Drive due to a washout beneath the road, posing a risk of collapse if a vehicle were to drive over it.

- Road Fund – Currently, approximately \$29,000 is available in the Road Fund to address road failures and drainage issues. Due to limited funds, the primary focus will be on resolving drainage problems first, as laying rock on road surfaces is ineffective when materials are washed away by runoff.
- Catherine reported that 66% of homeowners have not paid their dues for 2024. This ongoing pattern of nonpayment has been a systemic issue in LWH for years, contributing significantly to the deterioration of the roads. Without sufficient funds from dues, road conditions will continue to decline.

Opens Session

- Homeowners agreed that an experienced road contractor is needed to assess and repair the drainage and culvert issues in LWH.
- A homeowner expressed concern that the curve on Autumn Woods Trail could pose issues for school buses. Catherine noted that heavy school buses exacerbate the poor road conditions and suggested that establishing a centralized bus stop might be a potential solution.
- Homeowners stated the horrible condition of Piney Woods Trail.
- A new homeowner expressed his concern over the criminal activity on Dogwood Trail.

Meeting Adjourned - 8:02 p.m.