

**Seven Lakes West Landowners Association
General Meeting
Tuesday, January 22, 2008
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 7:37 p.m. Present: directors MacKay, Nicholas, Tuton, Haggard, Fewkes, Beckwith, Mamel, and Kirst. Absent: director Rowland. Also present: Tony Robertson, community manager.

Recognitions:

The president cited the anonymous donor of 150 bales of pine straw to be used in the Lakeway Drive beautification project.
He thanked Vern Back for taking on the task of maintenance and continuous updating of the information board inside the front gate.
He announced that the annual meeting package is at the printers, and thanked Patti Cleary, Betsy Mikula, numerous volunteers from the area representatives for extensive work accomplished in validation of the envelopes to be utilized in the mailing.

Introductory comments:

President Haggard indicated that emergency CERT training for some twenty three volunteers will commence Jan. 28th.
He stated that both he and other community representatives had attended a meeting in West End regarding the slowly evolving plans for upgrading the railroad crossing near the main entrance.

Presentation topics:

Canada Geese:

Taylor Williams of the Moore County Extension Office made a presentation on the challenges and options facing the community in the control of the Canada goose population. The president will pursue obtaining a permit to immerse the eggs in vegetable oil which prevents hatching.

Community update:

The community manager reminded attendees that we continue to operate under stage three water restrictions, namely, no outdoor watering.
Booklets provided by the sheriff's department regarding enhancing homeowner security were provided to attendees. Additional copies are available in the association office.
Building contractors in the area have once again asked that area residents refrain from depositing trash in the dumpsters located at various worksites throughout the community.

Dam remediation update:

Mary Anne Fewkes, dam and environment director reported that two options among the many available have been chosen for presentation to state authorities for approval. Once the options obtain approval in two to three months, one will be chosen. The work will be put out to bid, a contractor selected, and remediation should commence after the upcoming summer boating season.

She also commented that she has received voluminous communication regarding the reopening of road traffic over the dam. This action could cause a recurrence of the leakage which precipitated the original closure, and result in additional remediation expense to the community.

SLWLA proposed budget update:

The treasurer stated the budget review letter and budget highlights have been prepared for the annual mailing to property owners.

Proposed changes to ARC standards:

The ARC director, Bill Mamel, made public a revision in the standards to include a \$500 fee for major landscaping projects which necessitate the use of heavy equipment for their completion.

Member comments:

Mick Herdrich inquired regarding the expense reductions found in the special board session of 1-11-08. The president replied these arose in error, as he believed the expense side of the budget was not covered in the budget vote, only the revenue side.

Accordingly, in the absence of a resolution to do otherwise, the original budget as passed in the 1-08-08 work session stands.

George Jenner inquired as to the status of financial reserves compared to the “high water” mark three years ago. In the intervening period, reserves were reduced from nearly \$1,124,000 to \$1,013,000, about 12%. The president indicated that although the finance committee had presented a proposal which optimized revenue building, it did not address the parity issue, which evidently drew votes to the option which passed. He stated further that possibly the board was possessed of too many alternatives under the circumstances. Mr. Jenner expressed disappointment that reserves are not being enhanced.

Jan Pollnow noted that in the absence of the estimated cost of dam remediation, the budget as passed would have added to reserves.

Tom Dibella requested specifics as to the expense reductions identified by the board in the special session of 1-11-08. The president once again accepted responsibility for the situation stating that the expense side of the budget had been prepared in Nov. – Dec. of 2007, prior to completion of the finance committees 20/12 revenue proposal.

Accordingly, it had not been altered to reflect the possibility of the failure of that option. Nevertheless, he hopes the board may be able to make some expense adjustments.

Candidate’s night:

The president announced that candidate’s night will be held Monday evening Jan. 28th at 7:30 p.m. in the great room of the WSPCC.

Adjournment:

Without objection, the meeting was adjourned at 9:05 p.m.

Submitted by,

Ed Tuton, secretary