

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday February 9, 2010
West Side Park Community Center**

Call to order:

The president called the meeting to order at 9:03 a.m.

Directors present: Kathy Kirst, Ron Shepard, Ed Tuton, John Hoffmann, Mick Herdrich, Adam Wimberly, Ed Silberhorn, John Goodman, and Karen Milligan. Directors absent: None. A quorum was established. Also present: Joan Frost, community manager.

Secretary's report:

Without objection, the minutes of the work session held Jan. 12, 2010 were approved. The new chair of the nominating committee requested volunteers, and Ed Tuton was named as a member.

Treasurer's report:

After board review, Ed Tuton moved that the check detail for January, 2010 be accepted. Upon the second of Karen Milligan, the report was ratified by a vote of 9-0.

Community Manager's report:

Joan Frost stated that delinquent accounts stood at \$15,000, down from \$59,000. Invoices have been sent to Wingfield Properties for security services. Annual meeting notices have been sent, and several replies have been received. New books of updated rules, regulations, and other useful information for residents have been prepared, and are available at the office.

Director's reports:

Architectural review committee:

Adam Wimberly made, and Ed Silberhorn seconded a motion to include the following in community rules:

5.12 Notwithstanding anything herein above to the contrary and for the avoidance of any doubt concerning the matter, neither this Chapter Five nor the ARC Standards for Design and Construction contemplate the erection or placement of what is commonly known as a mobile home as well as what is commonly known as a manufactured home on a lot. There are no such structures currently in Seven Lakes West and such structures, among other reasons, including aesthetics, would not be harmonious with existing construction in the community.

Although community covenants prohibit such structures, it was felt the subject should be addressed in the rules.

The motion carried by a vote of 9-0. These minutes constitute the first reading of this rule change.

The ARC director also noted that three matters are being evaluated by the judicial panel, representing a "clean-up" of some long pending issues. In addition, standards for hydro seeding versus installation of sod on new lawns are under development.

Director's reports (continued):

Community activities:

Director Milligan reported that four active committee members have resigned, and volunteers are urgently needed for the busy upcoming year. Plans include a craft event in conjunction with "support our troops day," summer concerts at Johnson Point, wine tasting, trunk or treat, and numerous holiday activities. Volunteers are asked to leave their names at the office, or with Karen Milligan.

Infrastructure:

Director Goodman stated that the landscape committee has been evaluating maintenance contracts, with a view toward consolidating such arrangements in the community. The road and storm drainage committee needs volunteers, and will examine the long range plan for road repairs. Road sealing and entries planning are also on the agenda.

Lake and dam:

Mick Herdrich indicated that work on clearing trees from three dams along Longleaf Dr. will commence soon. Dam engineer Dan Marks will be visiting later in the week to observe. The state has inspected the Lake Auman dam remediation, but has not reported results. Pizeometer readings of water seepage behind the dam have exhibited good results to date.

Legal affairs:

Director Silberhorn commented that a community-wide vote will be required to approve the proposed acquisition and deannexation of property near the east gate. It is contemplated that the property will be used for various purposes beneficial to the association. To better inform the community of details of the plan, a mailing to include a design for proposed usage, positive elements of the proposal, negative elements of the proposal, and legal aspects of the proposal will be prepared. He noted that in order to pass, a two thirds affirmative vote is required.

Ed Silberhorn moved that the material be ready for mailing to association members by May 1, 2010. Adam Wimberly seconded, and the motion carried 9-0.

Safety and security:

A proposed Snow and Ice Response Plan and Procedures was presented by director Hoffmann, who also outlined present procedures, and how/when they are implemented. The desirability of pre-treatment of roads was discussed, with possible contamination of the lake via runoff being a result. It was agreed that John Hoffmann, John Goodman, and Joan Frost may modify the proposed procedures for future consideration by the board. A list of contractors and subcontractors allowed admittance to the community is being compiled.

Evaluation of equipment to assure license recognition at the east gate is underway. A purchase will not take place unless the equipment is demonstrably effective.

Director's reports (continued):

Safety and security (continued):

A contract has been entered with ECS, lightning damage experts, to install equipment at the east gate to mitigate damage arising from lightning strikes to electronic gear located there.

The roving patrol now has 24 volunteer observers who transit the community in three to four shifts to assist in security matters.

West Side Park:

AED classes for three individuals at the community center, as well as two others to be determined by the community manager will be underwritten from the "classes" line item in the budget.

Director Hoffmann iterated his call for a volunteer coordinator for the association.

Member comments:

Jane Sessler indicated that several members of the CERT team are qualified on AED devices. A list of those so qualified will be obtained from Terry Shaffer.

Wendy Fisher complained of excessive speeding on Longleaf Dr., and suggested installation of speed tables to address the problem. Director Hoffmann indicated a preference for enhanced enforcement before taking such a step. Mick Herdrich suggested that the public be informed that speed tables will be installed if the problem persists.

Jim Barrett indicated that he had misread the association financial statement when commenting on the cash balances during the last work session. His analysis, however, indicates that a smaller dues increase would build reserves to desired levels over time.

Executive session:

Upon a motion by Kathy Kirst, and a second by John Hoffmann, affirmed by a 9-0 vote, the meeting entered executive session at 11:23 a.m.

The meeting exited executive session at 12:30 p.m.

Other business:

Ron Shepard made a motion that the SLWLA support a request by the Greater Seven Lakes Community Council that that organization be included in county meetings for input regarding issues of common interest. John Goodman seconded, and the motion carried by a vote of 9-0.

Adjournment:

Without objection, the meeting adjourned at 12:35 p.m.

Submitted by

Ed Tuton, secretary