

**Seven Lakes West Landowners Association
Board of Directors General Session
Tuesday February 24, 2009
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 7:30 p.m.

Directors present: Ray MacKay, Karen Milligan, Ed Tuton, Mary Anne Fewkes, Blaine Rowland, Ron Shepard, and Ed Silberhorn. Directors absent: Kathy Kirst and Mick Herdrich. Also present: Joan Frost, community manager.

Recognitions:

Linda Horne, a resident since July 2008, identified herself as a first time general session attendee.

Introductory comments:

The president announced that bids for dam remediation are in the process of solicitation. It is anticipated that work will begin in April, and will require two months to complete. An inspection of the structure in December resulted in a passing grade by the NCDENR. The community is in process of obtaining an AED device to be housed in the community center.

Community manager comments:

Joan Frost stated that annual dues and fee billings will be mailed about April first. She requested that property owners review the document carefully to assure that any changes regarding autos owned, boats registered, and other billings for the storage yard and the marina, are accurately reflected. She requested that individuals paying these fees bring proof of insurance and proper identification to assure the process runs smoothly.

Director reports:

Recreation:

Director Milligan outlined upcoming events, including an Easter egg hunt, a craft day benefiting our troops overseas, and a formal dinner dance to be held in May.

Legal:

Director Silberhorn outlined the settlement achieved in the Terrill lawsuit. The association contributed \$30,000 of the total settlement of \$180,000.

The legal director outlined recent board actions regarding four proposed real estate developments within the community.

Stonegate, consisting of some 14 units, will be located inside the east gate. The development will include property maintenance in fashion similar to the Pinnacles.

Director reports (continued):

Legal (continued):

Chandler Hills, ultimately comprising some 25 homes, will be constructed along Longleaf Drive between Josephs Point and Douglas Drive.

Parkwood, with some 10 homes planned, will be located near the mail house on Gateway Drive.

Clubhouse Commons, a development with over 20 homes anticipated, will be built along Lucas Road near the Beacon Ridge maintenance area.

Approvals surrounding each development include numerous terms and conditions to be met by the entities planning each project.

Architectural review:

Ron Shepard, ARC director, outlined a recently approved revision of community standards for construction and design. The standards include updated guidelines for the construction of new homes, major renovations, and major landscape projects.

Two members of the ARC must “sign off” on all applications received.

He acknowledged the considerable assistance provided by director MacKay in completing the revision.

Member questions and comments:

Charlie Flinchum expressed concern regarding unauthorized access to the community via a construction gate on Lucas Road to be used when the Clubhouse Commons development is built. The legal director explained the gate will be locked after hours, and will be replaced by a fence once the infrastructure is completed. Director Rowland commented that the gate to the Beacon Ridge maintenance area off Lucas Road has been a continuing problem, as it is frequently left open after working hours.

Lois Rocco voiced strong objection to the fees to be charged for use by guests at the community swimming pool, and urged these be rolled back to previous levels.

The president commented that all residents will receive 14 free passes. Our pool furniture is in need of replacement, and fees for frequent users of the facility appear sensible. She commented that she has received only five communications objecting to the new fee schedule.

Jim Ambler stated displeasure with the dues structure, as well as pool fees and mail box fees. He asked how much the membership would be assessed for the Terrill settlement. It was explained that the funds had been reserved, and that no assessment is forthcoming.

Jerry Constantino opined that charging higher fees for the storage of RV's in the community storage lot is inequitable, and asked that the board revisit this issue.

Member questions and comments (continued):

John Hoffmann praised the recreation committee for the recent wine tasting event. He asked if any further annexations are anticipated in addition to those reported by the legal director. Ed Silberhorn explained that the last opportunity for annexation applications expired in August, 2007.

Hoffmann expressed support for the previously discussed pool fee schedule, and went “on the record” as supporting user fees in general.

Tom Allen, a resident of Carriage Park, observed that parts of the community are becoming equestrian usage areas, and urged the board to set or clarify present rules surrounding this issue.

The president will place this item on the upcoming work session agenda.

Bill Price inquired regarding whether covenants for newly annexed areas will be the same as the present covenants, or derived anew. It was explained that the covenants for Stone Gate, Clubhouse Commons, Parkwood, and Chandler Hills will be identical to Seven Lakes West covenants; while Beacon Ridge continues to have its own separate set of covenants.

Charlie Flinchum asked if any further annexations can take place. The legal director indicated that this could only take place with the boards assent.

Linda Horne requested the board “canvass the community” regarding the pool fee structure. The president asked that this request be brought to the board next August, when the review of fees for the coming year will begin.

Joe Kristek asked how the free pool access limit of fourteen will be monitored. This will be accomplished by having an individual, hired for this purpose, to perform that task.

Dave Petrie expressed dissatisfaction with the increase of dock rental fees at the marina.

Jamie Eilert suggested we revisit the practice of alternating the annual fireworks display with the Seven Lakes Landowners Association.

Nancy Workman supported the concept of user fees as it keeps the level of dues at a more reasonable level.

Adjournment:

Without objection, the meeting adjourned at 8:35 p.m.

Submitted by,

Ed Tuton, secretary