

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, March 11, 2008
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 8:03 a.m. Present: Blaine Rowland, Bill Mamel, Hugh Beckwith, Jim Haggard, Ed Tuton, Ray MacKay, Jo Nicholas, and Kathy Kirst. Absent: Mary Anne Fewkes. A quorum was established. Also present was Tony Robertson, community manager.

Secretary's report:

Correspondence received since the last meeting, and minutes of various committees, were distributed to the directors.

Minutes of the work session held February 12th and the general session held February 26th were approved without objection. The absence calendar was circulated to board members for completion and subsequent distribution by the secretary.

Treasurer's report:

Treasurer Kathy Kirst provided copies of the check detail and financial reports for comment by the board. She recommended that distribution of the check detail be suspended for future meetings, as it is quite lengthy and expensive to produce owing to the amount of paper consumed. Director MacKay commented that this might be best deferred to the next work session, when the newly elected directors are seated. The treasurer reported that we are slightly under projected expenditures for the year. Both the check detail and financial reports were approved without objection.

Committee reports:

Additions and explanations of the minutes of various committees previously distributed by the secretary were discussed by the responsible directors:

Recreation:

Jo Nicholas reported that new card tables were acquired for the community center, and that additional sand was purchased for the Johnson Point recreation area.

Architectural Review:

Bill Mamel indicated that builders will be required to complete planned landscaping on homes under construction within ninety days after Moore County lifts restrictions on water usage. Pending matters for the committee include amendment of present rules and regulations regarding antennas, and the future role the developer will assume in approvals of new construction. Finally, the question of any jurisdiction the Army Corps of Engineers may have regarding placement of bulkheads or other construction abutting the lake must be resolved.

Language changes, which were discussed in previous work sessions, to the Standards for Design and Construction were distributed to the board. The document exhibiting the changes is appended to these minutes, and is part of the official record of this meeting.

ARC (Continued):

A conceptual plan for the Stonegate development, situated near the East gate, was unveiled exhibiting the location of twelve residential units expected to sell in the \$275,000 - \$295,000 range. Originally named Gateway II, the proposal was introduced to the community by the developer Ron Myers, at the general meeting held Nov. 27, 2007. The setback of 10' versus the community standard of 12 ½' will require association approval prior to the developer's submitting the subdivision plan for approval to the county.

Infrastructure:

In addition to the written committee report appended to these minutes, Ray MacKay stated that vandalism was discovered at the yard waste site involving the removal of a pole to enable the unknown perpetrator to enter the site after hours. In addition, a new association landscape contract request for proposal has been sent to 15 landscape contractors for bid, including the addition of recently formulated insurance requirements.

Recreation:

Director Jo Nicholas reviewed upcoming events, and cited the past years community activities. Tony Robertson stated the pool manager will be returning this summer, and the association will be allowed to fill the pool despite the current water situation. He also took time to thank departing directors for the time and effort they gave the community.

Security:

Blaine Rowland reported that a construction trailer at a site in Morganwood had been stolen, and law enforcement is investigating. He is evaluating proposals for enhancement of security cameras at the gates to better capture license numbers of those not following the rules. He thanked Gus Danielson for speed checking in the community, and indicated that the sheriff has promised to spend more time patrolling the area.

Unfinished business:**Security truck:**

The security director iterated the need for a new truck for the community. The present truck has undergone maintenance recently, and is serviceable. After discussion, Blaine Rowland was charged with the responsibility of submitting a proposal for lease or purchase at the next work session.

Mail house handrails:

Ray MacKay recommended painting the handrails in conjunction with the scheduled upgrade and repainting of the mail house. An extensive analysis of the cost of other materials was considered. The president noted that a decision from the postal service regarding home mail delivery is due soon. Accordingly, any decision regarding replacement of the handrails has been deferred pending action by the postal service .

Follow up on fire hydrant letter to county:

The community manager had a conversation with Mr. McSwain, county manager, on Friday and he proposed a meeting of interested parties. Ray MacKay indicated that five hydrants have been installed recently, and two more are being acquired. The president stated that a special assessment may be required by the county to finance the number of hydrants required.

Bulk mail permits findings:

The community manager met with the postmaster, and made findings similar to those arising at the last work session. The association's annual mailing is slated for April 1, and action was recommended prior to that date.

New business:

Traffic calming:

Mail house:

Prompted by a recent incident in which a pedestrian was grazed by an auto leaving the mail house, methods of slowing traffic in that area were discussed. Ray MacKay will, at the next work session, present price information for installation of speed "humps" to ameliorate the problem.

Longleaf Dr. and exit roads:

Continued speeding has been noted in the area. Ray MacKay will place new speed limit signs in areas of approach to exits, where excessive speeds have been noted.

Election proxy vote:

In line with past practice, each director will be given a number of proxies to vote in proportion to the total number of proxies received.

2009 nominating committee members:

Director Tuton, chosen to chair the committee at the last work session, proposed the selection of Betty Milligan, Mary Price, Ed Cockman, and Michael Shapiro as members of the committee. The candidates were approved without objection.

General discussion on annual and organizational meetings:

The annual meeting is slated for March 16th at 2:00 p.m. at the community center. Results of the election will be announced at that time.

The organizational meeting for newly elected board members is scheduled for March 26th. Notebooks containing information regarding board duties have been distributed to all candidates. The meeting will commence with executive session at 8:00 a.m.

Recess:

A recess commenced at 9:56 a.m.

Call to order:

The meeting reconvened at 10:09 a.m.

Other:

The community manager reviewed alternatives he has explored due to the recent breakdown of the photocopier. After lengthy discussion, it was discovered that the current lease has a year remaining, and the vendor is responsible for a like replacement. Accordingly, no immediate action need be taken in this matter.

Member comments:

None

Executive session:

At 10:12 a.m. Kathy Kirst made, and Ray MacKay seconded a motion to enter executive session. Motion carried.

At 11:29 a.m. Ray MacKay made, and Blaine Rowland seconded a motion to exit executive session. Motion carried.

Adjournment:

Without objection, the meeting was adjourned at 11:30 a.m.

Submitted by,

Ed Tuton, secretary