

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, April 14, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 8:58 a.m.

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

Secretary's report:

Mick Herdrich made, and Adam Wimberly seconded a motion to approve minutes of meetings held 03-15-09, 03-20-09, and 03-27-09. The motion passed unanimously. Correspondence received since the last work session was distributed.

Treasurer's report:

Financial reports, including the balance sheet, income and expense statement, general ledger trial balance, and report of cash disbursements; all as of 03/31/09 were distributed for director's examination. The report of cash disbursements was approved without objection.

Kathy Kirst moved that requests for disbursements be brought to the director responsible for the expenditure for approval prior to check issuance. Mick Herdrich seconded, and the motion passed without objection.

The president noted that dues are being deposited on the day received.

Community manager's report:

The written report was distributed to directors.

Director's reports:

Safety and Security:

The board, after discussion, affirmed that the association will not assume responsibility for looking after children left at the community center by the school bus.

Roving guards: The safety and security director is evaluating the relative costs of hiring a roving security guard versus hiring off-duty sheriffs.

Cintas contract: The community is obligated, under a long term contract, to continue to pay Cintas for uniforms formerly used by the compliance officer. John Goodman made, and Kathy Kirst seconded, a motion to authorize the community manager to pay up to \$750 to Cintas to cancel the arrangement. The motion passed 9-0.

Maximum Security invoice: John Hoffmann reported that the cameras provided by this vendor are now working, and moved that the board authorize payment of a previously unpaid bill of \$3,626 for the cameras. Kathy Kirst seconded, and the motion passed 9-0.

Safety and security (continued):

Director Hoffmann requested that the gate guards be provided a “bare bones” computer, connected to the association data base, to quicken entry procedures at the front gate. He moved that the board approve expenditure up to \$500 for that purpose, Mick Herdrich seconded, and the motion carried 9-0.

Other items of discussion included the possibility of installing stop signs on Longleaf Dr. at the intersection of Otter Dr. Director Hoffmann will make a recommendation after studying the alternatives. He did voice general support of using speed bumps to facilitate traffic control.

Architectural review:

The written report was distributed by director Wimberly.

Infrastructure:

Director Goodman requested community volunteers to become members of the committee.

He outlined numerous projects under consideration, including drainage, a maintenance shed, fencing, road shoulder improvements, fire hydrants, and replacement of outflow pipes at the ponds located along Gateway Dr.

Finally, reserves for repaving community roads must be built up to meet that future need. He agreed to set up a tentative schedule for this process by April 30th to accommodate the treasurer in the budgeting process for the upcoming fiscal year.

Lake and Dam:

Director Herdrich informed the directors that the dam remediation commenced on March 30th, and that some 150 ft. of the project has been completed.

Johnson Point will officially open for the season shortly.

Boat registration will commence the weeks of May 4th and May 11th. Orange boat stickers will be issued, with three shapes depending upon the type of boat undergoing the process.

Legal:

The legal director announced that the Parkwood annexation will proceed, subject to road improvements mandated by an inspection completed by the infrastructure director.

The dam remediation contract was signed, after numerous changes initiated by the legal and lake and dam directors were incorporated in the final document.

Recreation:

Upcoming events include a “support our troops day,” and the formal dinner dance on May 16th from 6:00 p.m. until 10:30 p.m.

Security:

Director Hoffmann outlined three areas of focus:

1. Formalization of a committee to oversee security issues. This is to include setting of goals so that a successor in the position will have an understandable program which is enforceable.

Security (continued):

2. Establishment of a “Security Leadership Team,” to include deputies for both safety and security. Initially, the groups may include the community manager, the lead gate guard, a representative of the sheriff’s department, a neighborhood watch (when established) representative, the roving patrol, the leader of CERT, the head of the lake patrol, and the pool manager, among others.
3. Other priorities include calming of traffic at entry gate areas, and security fencing around the community.

Unfinished business:

Mail delivery

The long range planning committee is updating cost estimates of various alternatives facing the association.

Fireworks:

There are three alternatives:

1. Have no display at zero cost.
2. Have a somewhat smaller display at the budgeted cost of \$10,000.
3. Have a display similar to prior years at a cost of \$12,000.

After discussion, alternative #2 was chosen.

Operating fee cost analysis:

At the request of some association members, operating costs of Johnson Point marina boat slips, the storage yard, and the swimming pool are to be examined. The analysis, to be generated by the treasurer and Ray MacKay, will be considered by the board when setting usage fees for these facilities in the future.

Member comments:

Lois Rocco reported that a petition demanding rescission of fees for use of the community pool by non-residents, and demanding a public meeting on the subject, had garnered 591 signatures.

Robert and Linda Horne expressed support for the petition.

Charlie Flinchum requested clarification from the board regarding who may use the mail house, and what activities are permitted at that site. The president agreed to recommend a policy for future action.

Chuck Spelman reported that the road adjacent to the old “airport property” has been posted no trespassing by the owners, and requested that a letter be sent by the association to allow passage by community members. This will be considered by the president and community manager.

Member comments (continued):

Roger Brooke indicated that the long range planning committee will present a conceptual plan to augment and upgrade the main entrance, along with cost estimates. Lack of resolution of the long standing mail delivery issue is a significant impediment to the plan, which is intended to enhance property values in the community.

Mary Price stated that there is a significant but silent group within Seven Lakes West which opposes the idea of curbside mail delivery.

John Hoffmann encouraged solicitation of comments and assistance of the membership in development of the entry enhancement plan.

Bill Mamel requested support for the Seven Lakes Forum, which provides a series of presentations and civil discourse focused upon the long term future and issues of interest to the community. He asked that the board authorize the recreation director to approve photocopying requests for forum purposes.

Louis Gregory expressed hope that the board would maintain an “open minded” approach to the pool fee issue.

New Business:

Board goals for 2009/2010:

1. A decision on the fate of the mail house, including alternatives, costs, dates, times, Etc. is essential so that any improvements to the main gate entryway may proceed.
2. The infrastructure director urged the board to move forward without delay in considering the plan presented by the long range planning committee.
3. Ron Shepard opined that a “master plan,” which can be readily understood by the membership, be developed. John Hoffmann stated that all residents be given the opportunity to examine and comment upon any plan prior to implementation. Further, we should provide others the chance to make “competing presentations.”
4. He commented that we lack a long term strategic plan, and should ascertain what the membership wants the community to look like 25 years from now.
5. Ed Silberhorn indicated that once we obtain the necessary data, that we act upon the possibility of reopening the dam road.
6. Silberhorn also recommended that the Board investigate and help facilitate solutions when appropriate for the Association to do so, to the various drainage issues in the community.
7. Adam Wimberly stated now that the new ARC standards have been approved, significant headway is being made in enforcement of these rules.
8. Community Manager to assure that newly arrived community members be provided copies of rules, by-laws, and applicable covenants.

9. The president, assisted by the treasurer, will meet shortly to formulate a “Letter of Understanding” with the SLLA.
10. Ed Silberhorn recommended pursuit of completion of four proposed annexations which are now pending.

Executive session:

The meeting entered executive session at 12:20p.m., and exited at 1:32 p.m.

Open session:

The treasurer will explain details of the pool fee schedule which were evidently misunderstood by Lois Rocco.

After discussion, based on the information gleaned from the Petition and earlier discussion this morning, Ed Silberhorn made, and John Hoffmann seconded a motion to increase the number of free guest visits to the pool from 14 to 21. The motion passed 9-0. The Board also clarified how the pool passes are to be counted and directed the Community Manager to clarify the web site regarding such.

Mick Herdrich moved that pool hours be from 9 a.m. to 8 p.m. John Hoffmann seconded, and the motion passed 9-0.

Karen Milligan is to ask whether the Seven Lakes Forum wishes to become a board committee to facilitate its request for photocopying.

Discussion of use of the mail house, particularly for petition signature gathering and sales events is deferred.

A proposed roving patrol, costing \$25,000 to \$30,000 annually, is under consideration.

Adjournment:

Without objection, the meeting adjourned at 1:51 p.m.

Submitted by,

Ed Tuton, secretary