

**Seven Lakes West Landowners Association  
Board of Directors Special Work Session  
Tuesday, May 19, 2009  
West Side Park Community Center**

**Call to order:**

The president called the meeting to order at 7:10 p.m.

Directors present: Ed Tuton, John Hoffmann, Adam Wimberly, Kathy Kirst, Ron Shepard, Karen Milligan, Ed Silberhorn, and John Goodman. Director absent: Mick Herdrich. A Quorum was established.

Also present: Joan Frost, community manager; and Jeremy Rust, Bud Sales, Roger Brooke, and Gerhard Hergenbahn representing the long range planning committee.

**Purpose of meeting:**

The president recognized Bud Sales, who stated that in order to protect and enhance property values in the community, certain steps are being recommended to improve the first impression potential home buyers and guests have upon entering the main gate. Jeremy Rust proceeded with a Power Point presentation exhibiting entryways of various gated communities including Pinewild, National, and Mid South, among others. He cited consistency in design standards, aesthetics, and the “look and feel” arising from the plans. Mr. Rust, an association resident, is a landscape architect and senior associate at Land Designs in Southern Pines.

The board was asked whether it is willing to fund a “master plan” which would include suggestions on road signage, gate entry designs, guard rails, fencing, and other elements which may evolve over time. Defining the scope of the work a contractor might perform in this phase is undetermined.

The legal director requested that the committee make a proposal to the board, including a cost estimate, by the next scheduled work session.

Roger Brooke stated that possible replacement of the mail house contains so many variables, that a hard cost estimate will be difficult to obtain.

In response to a question, Bud Sales indicated that replacement of the current structure is necessary for safety reasons, the age of the structure, the small size of the mail boxes, traffic and parking problems.

**Adjournment:**

Without objection, the meeting adjourned at 8:36 p.m.

**Submitted by,**

**Ed Tuton, secretary**