

**Seven Lakes West Landowners Association
General Meeting
Tuesday, May 22, 2008
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 7:31 pm.

Directors present: Ray MacKay, Karen Milligan, Ed Tuton, Jim Haggard, Mary Anne Fewkes, Kathy Kirst, Blaine Rowland, Ed Silberhorn, and Ron Shepard. A quorum was established.

Also present: Tony Robertson, community manager.

Introductory Comments:

The president announced that the annual registration process is proceeding smoothly, with some 49% of landowners having completed the procedure. The use of preprinted forms has facilitated the activity, and the community data base continues to be updated daily based upon the information collected. Also, nearly 1,400 vehicles have been registered, and some \$532,000 in dues and fees have been collected.

The vote on the covenant change exhibits about 72% supporting the deletion of wording prohibiting curbside mail boxes, and 28% voting against.

Commenting upon community awareness regarding security, the president emphasized that the company contracted by the association has been urged to adopt a firm and active stance in the enforcement of community rules. Further, the board will support their efforts to ensure community safety and security.

He also noted an email praising the appearance of the entry on Lakeway Drive, and expressed thanks to Betty Milligan for her continuing efforts in this area.

Presentation Topics:

Community Manager Report:

Tony Robertson, regarding security and vandalism, stated that his office will prosecute such offenses to the fullest extent.

He noted many residences in the community lack street numbers; which are used by EMS, fire departments, the police, and other emergency responders to locate addresses where assistance may be needed. He urged residents to acquire such numbers and place them at their homes.

He repeated his need for volunteers to assist in the Fourth of July fireworks display, by providing boats to ferry workers and supplies to Pine Island before and after the exhibition.

Community Events:

The recreation director reported that the community pool kick-off party will be held on Saturday, June 14th. She reminded members to bring their homeowner I/D cards, as they will be verified prior to allowing entry to the swimming pool area. She stated that Yoga and Tai Chi instruction will soon be made available to landowners.

She thanked Pete Chase for assisting in spreading mulch at the children's playground.

Treasurer's Report:

Kathy Kirst indicated that revenues for the fiscal year were slightly below estimates, due to a reduction in receipts of builder's fees due to a reduction in building activity in the community. She announced a reallocation of reserve accounts as follows:

Road Reserves: \$335,000
Dam Reserves: \$419,000
Capital Projects: \$371,000
West Side Park: \$38,000
Contingencies: \$100,000
Total Reserves: \$1,263,000

The reserve total is equivalent to the association's cash position.

Challenges faced by the association include a projected revenue increase of 6.5%, offset by an estimated expense increase of 30.0%. This imbalance will result in the utilization of reserves to cover expenses. Therefore, many good ideas and projects cannot be funded in order to maintain fiscal propriety.

Lake and Dam:

Mary Anne Fewkes reported that 70% of boats have been registered to date. As of June 1st, Johnson Point security will be checking to assure that 2008/2009 boat stickers are properly affixed to boats being launched from that area.

She encouraged all boat owners to complete the registration process, and to cooperate with the security people manning Johnson Point. Future boat registration will be completed by appointment after May 30th.

Ed Cockman and Don Smith have volunteered to be captains of the boat patrol, and the lake director urged that boaters cooperate with members of the lake patrol.

Plans for dam remediation are proceeding on schedule, and final plans are being presented for state review in a few days. She asked that community members not call the dam engineer directly with questions, as we are charged an hourly fee for services including time spent answering inquiries.

Speed Control:**Infrastructure Changes:**

Ray MacKay announced implementation of the "Shepard Plan," which includes installation of additional stop lines at major intersections, additional speed limit signs, installation of a pedestrian crosswalk at the community center, and refurbishment of crosswalks near the mail house.

Ticketing Speeders:

Blaine Rowland, security director, has consulted with other gated communities, including Pinewild and CCNC, regarding their speed control procedures. The information garnered may result in alteration of association rules and regulations encompassing the subject. He is also proceeding to evaluate options surrounding obtaining radar "speed guns" to assist in controlling speeding. A recent survey of speeds in the community indicated general compliance with the rules.

Ticketing Speeders (continued):

With regard to incidents littering and vandalism, he suggested abrogation of the agreement with Seven Lakes North regarding access through our main gate via use of north side windshield stickers.

Member Questions and Comments:

John Hoffman asked if the association could legally enforce speeding regulations. Ed Silberhorn, legal director, replied that we can, so long as the rules afford due process, and we could use the compliance officer to accomplish this. Details regarding this step are being discussed with the security director who is working on a draft of the rules.

Mr. Hoffman also commented that he has never seen the community's long range plan, and inquired as to the process used by the long range planning committee in establishing its priorities. He indicated that a list of ideas, including pros and cons, be included in the annual association mailing to allow community input in the process.

The treasurer indicated that the committee extensively evaluates priorities based in part on available financial resources, which is closely tied to the budgeting process.

Mr. Hoffman iterated that he would favor the community be apprised of the list of priorities, the rationale for each, and solicitation of community commentary regarding the prioritization process.

Betty Milligan indicated support for the idea of rescinding the agreement with the North Side regarding access to the community via use of their entry decals.

Chuck Spelman, a resident near the east gate, has observed numerous incidents of speeding, rolling through the stop sign, and unauthorized entry to the community off route 73.

The president suggested he call the sheriff's department when such violations are noted, as we have no community police force. He noted that the compliance officer will be on patrol more frequently, as the job description for that function is being amended to include that duty.

Gus Danielson requested a full response from voters on the covenant change issue. He is forming a group of volunteers to follow up on non responders, and asked that anyone wishing to fill that function to call him.

Adjournment:

Without objection, the meeting was adjourned at 8:52 pm.

Submitted by,

Ed Tuton, secretary