

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday June 9, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 9:01 a.m.

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

Also present: Joan Frost, community manager.

Treasurer's report:

Check detail presented by the treasurer was moved for approval by Ed Tuton, and seconded by John Goodman. The motion carried 8-0.

The treasurer met with association CPA's Busby & Co. and executed an engagement letter calling for a reviewed financial statement for the fiscal year ended 04/30/09.

Kathy Kirst suggested that a full audit be performed on a three year cycle when a new treasurer is selected following the election in March.

Work on the dam, including the non scheduled replacement of the weighted dam filter, has cost some \$421,000; depleting the \$419,000 reserve account created for that purpose.

Community manager's report:

The community manager's written report was perused by the board.

Director's reports:

Architectural Review:

Director Wimberly's report of the meeting of the committee, and items discussed was circulated to the board.

Communications committee:

A written list of priorities for items to be reported on the news board situated at the main entry was circulated to the board. Without objection, the recommended prioritization was accepted, subject to the discretion of the community manager. The secretary will forward the list to Jan Patton, who brought up the matter in the last general session.

Infrastructure:

Director Goodman recommended construction of a simple shelter for the protection of yard waste disposal site manager. Two proposals were examined. The first, at a cost of \$900, would not be started for five to six weeks. The second would begin immediately at a cost of \$1,000. Ed Tuton moved that the second option be chosen in the interests of expediency. Adam Wimberly seconded, and the motion passed 8-0.

Bids for chain link fencing adjacent to Currie Mill Rd., and along the rear of the community center were examined. Of eight bid solicitations made, there were three responses from qualified firms.

Infrastructure (continued):

An analysis and recommendation by the committee to award the contract to Quality Fence Co., in the amount of \$51,722, was moved upon by John Goodman, and seconded by Kathy Kirst. The motion carried 8-0.

Bids for re-stripping the centerline of Longleaf Drive were examined. Four firms were solicited, and three made bids ranging from \$3,100 to \$11,199. Because the low bidder may have misunderstood the scope of work, the committee requested that it be authorized to award the contract to either the low bidder or second low bidder in an amount not to exceed \$7,590. John Goodman moved that the committee be authorized to act as it requested, and Mick Herdrich seconded. The motion passed 8-0.

The proposed annexation of the Parkwood subdivision is incomplete. Work to repair a low spot in the cul-de-sac has been completed. Deflection and reduction of water drainage from the street via curb cuts is in place, but construction of a rock settlement basin may be necessary. The developer will be approached to defray some of the cost.

Lake and dam:

Mick Herdrich reported that the dam has been reopened to golf cart traffic, and that efforts are underway to improve the entrance.

Additional charges for the installation of the slurry wall during the dam remediation process are pending. The wall construction was both longer and deeper than anticipated. It was noted that the walking path to Johnson Point has eroded, and two options were presented: re-grade the path and use solid stone at a cost of about \$4,000; or restore the path to a "natural state," for about \$1,000. Adam Wimberly moved that an expenditure of up to \$1,200 be authorized to return the area to its natural state. John Hoffmann seconded, and the motion passed 8-0.

Director Herdrich noted that the application for use of facilities at Johnson Point, and relevant rules and regulations, have been amended to reflect those in use at the community center. He moved that the board approve the new application. John Goodman seconded, and the motion passed 8-0.

Legal:

Ed Silberhorn moved that proposed changes in community rules be deemed a "material event" under Section 3, Article 5 of the bylaws, triggering a comment period by association members prior to final adoption. Kathy Kirst seconded, and the motion passed 8-0.

Community activities:

Events were outlined in a written report.

Safety and security:

Director Hoffmann outlined six goals, and four objectives to be implemented in order to achieve the goals listed.

Safety and security (continued):

Goals:

- Create greater member security and safety awareness
- Create greater perception of security and safety in the community and surrounding areas
- Control access to Seven Lakes West
- Enforce security and safety regulations
- Reduce vehicular speeding
- Reduce vandalism

To implement achievement of these goals, the director sought board concurrence with four objectives:

1. Close east gate from 11:00 p.m. – 6:00 a.m. and guard that gate from 6:00 a.m. – 11:00 p.m., or guard the east gate 24/7.
2. All residents must obtain bar codes, as decals are for identification of association members only. With residents using the right entry lane, guards will have more time to properly enforce entry procedures in the left hand lane.
3. Install speed humps as required to allow security cameras to work as designed and installed; and to calm speed in crowded and dangerous areas. Install new speed limit signs, and relocate some existing ones. Speed limits/penalties will be placed on vendor hangtags, and the sheriff will patrol the area more frequently.
4. With the support and guidance of the sheriffs department, establish a neighborhood watch, including regular patrols focusing on identified problem areas.

After discussion, action on objective #1 was deferred until examination of the recent community master plan, and a new budget is approved.

On objective #2, John Goodman made, and Mick Herdrich seconded, a motion that all new residents will be required to obtain entry bar codes; and further, that all residents will be required to obtain entry bar codes in the next annual billing cycle.

The board was in general concurrence with objective #3.

Regarding objective #4, the board had previously indicated support for formation of a neighborhood watch.

After discussion of objective #1, Adam Wimberly offered the following non-binding resolution: The board supports the implementation and utilization of aggressive safety and security practices in all future long range planning initiatives. Furthermore, we (the board) understand that this support will require the financial commitment of the community. The resolution passed 8-0.

West Side Park – pool rules

Adam Wimberly moved that effective immediately, all children using pool toys must be under the supervision of an adult. Children 14 and under without adult supervision are prohibited from using pool toys. Water wings or other flotation devices are not allowed in the deep end of the pool. Water guns are not allowed anywhere in the pool area.

Beware: the misuse of toys or disregard of other members using the pool can result in the revocation of pool privileges. Ed Silberhorn seconded, and the motion passed 8-0.

Unfinished business:

Adam Wimberly made, and Kathy Kirst seconded a motion to authorize the community manager to buy out the remainder of the uniform supply contract with Cintas for about \$1,800. The motion passed 8-0.

The president stated that he will execute the letter of understanding outlining reciprocity with the Seven Lakes Landowners Association, as approved by the board.

President Shepard announced that Bud Sales will be the SLWLA alternate member of the Greater Seven Lakes community council. The group, formed to express matters of community concern and interest to the county commissioners, is comprised of representatives of the McLendon Hills Property Owners Association, The SLLA, the SLWLA, the Seven Lakes civic group, and the Seven Lakes Business Guild.

A request by the Lake Auman Sports Club to burn dead wood on Pine Knoll Island was approved contingent upon the presence of Matt Wimberly, a registered forest ranger and controlled burn expert.

Member comments:

None.

Executive session:

The meeting entered executive session at 2:28 p.m.

The meeting exited executive session at 4:26 p.m.

Entryway plan:

Ed Silberhorn moved that the board accept recommendations regarding planning matters surrounding entries to the community from the long range planning committee. John Hoffmann seconded, and the motion was adopted 8-0.

Adjournment:

Without objection, the meeting adjourned at 4:26 p.m.

Submitted by,

Ed Tuton, secretary