

**Seven Lakes West Landowners Association
Board of Directors Work Session
West Side Park Community Center
Tuesday June 10, 2008**

Call to Order:

The president called the meeting to order at 8:03 am. Directors present: Ron Shepard, Jim Haggard, Ed Silberhorn, Ed Tuton, Ray MacKay, Kathy Kirst, and Mary Anne Fewkes. Absent: Blaine Rowland and Karen Milligan. Also present: Tony Robertson, community manager.

Secretary's report:

Correspondence received since the prior work session was distributed to the directors. The absence calendar was circulated and completed by the directors. Minutes for the May 13, 2008 work session, the May 27, 2008 general meeting, and the June 3, 2008 special session were approved without objection.

Treasurer's report:

Kathy Kirst reported that Busby & Co. has sent an engagement letter to perform the association's accounting review at the fiscal year end. She stated that software to enable the download of data from the database to Quick Books was purchased.

Committee reports:

The president requested amplification of committee minutes and reports which were received by board members in advance of the session.

Architectural review:

No additions reported.

Infrastructure:

No additions reported.

Lake and Dam:

Mary Anne Fewkes stated that 92% of boat registrations have been received. She requested assistance in the case of 12 slip holders at Johnson Point who are delinquent in both property owner dues and have not registered their boats. Slip fees and registration fees are collected on different schedules, causing this situation to arise. The community manager will follow up by informing the individuals that their slips will be forfeited in the absence of prompt payment of the amounts due.

Legal:

Ed Silberhorn reported that the newly drafted ARC standards will be distributed to the board for comment in the near future after Ron has had an opportunity to finalize them. The legal affairs committee has been divided into ten working groups engaged in the study of matters of interest to the Association. The subject of having guests from Seven Lakes North register at the main gate in evening and nighttime hours was broached – it would be on a reciprocal basis and only implemented after mutual agreements of the SLWLA and SLLA Boards. A change in the verbiage of our agreement with the North Side will be necessary to accomplish this proposed change. Some directors stated that we have enjoyed a long standing relationship with our neighbors, and board discussion and action will be required to implement this proposal. Ed said he did not want to “go backwards” in terms of maintaining “neighborliness” with SLLA and wanted a solution that would solve the security issues without adversely affecting either community. He said 90% of our issues are at night and 90% of usage of the amenities is in the daytime so we should be able to work it out. Exceptions would be made for night meetings. If someone came over for a dinner party or evening social event the event would normally start before the rule went into effect so it would not cause too much concern for most people. He said he wanted to stop carloads coming in mid evening and causing issues – people wishing to come in after the designated time in the evening would have to obtain a guest pass and be sponsored by someone in the community.

Numerous facets of community efforts to calm vehicular traffic were outlined, including implementation of the “Shepard plan,” and the association’s power to ticket violators of speed limits and other community traffic rules. Bud Sales, the Community Advocate suggested the “Sales Plan” which would also allow tickets for other “Minor infractions” which could be handled by a warning and ticketing process, and fines arising there from could either be paid, or protested to the Judicial Panel. Those events which constitute “minor infractions” remain to be defined. The Board was asked to review the current Rules & Regulations and suggest those they would like to see handled as “minor infractions” as opposed to the traditional treatment. The legal director stated that the association has the authority under the Planned Community Act to impose fines arising from traffic violations and use the minor infraction ticketing process so long as due process is followed.

Security:

The infrastructure director discussed the availability of solar powered motion detectors for use in areas where electric power is not available.

Other:

The president requested an update on the status of issues surrounding fire hydrant installation, the upgrade of the railroad crossing, and the acquisition of various abandoned county owned well sites in the community. The community manager indicated that in recent conversations with the county manager that the well site and fire hydrant issues are being studied by the county attorney’s office. The railroad crossing is a state Department of Transportation matter, and support from the county commissioners is pending.

Unfinished business:

Speed control update:

Ray MacKay stated that the “Shepard plan” is being implemented, with sites for sign posts being marked in conjunction with avoiding underground utility lines. Ed Silberhorn indicated that Jay Mikula’s Legal Affairs sub-committee is assisting Blaine Rowland in implementing a traffic calming regulation.

CERT funding:

The secretary announced that the Lake Auman Sports Club has donated \$1,000 of the nearly \$5,000 needed for the trailer and supplies needed to get the program up and running. Numerous directors suggested other funding sources, but any decision was deferred until more definitive financial information is derived.

Registration status:

President Jim Haggard reported that 78% of property owners have registered, leaving some 300 unpaid. The covenant change permitting home mail boxes has received 72% support.

2008-2009 board goals:

Without objection, board goals previously formulated were approved.

Association management update:

A meeting of the president and Ron Sickenberger with the principal of the company under consideration took place, and numerous points in the proposed contract were discussed. The company was amenable to changes proposed by our legal director, subject to review by their attorneys. Once a final proposal is received, it will be made available for scrutiny by the board.

New Business:

Security/roving patrol:

The community manager is writing a job description for a “security officer.” This individual will patrol community “problem areas” with a view toward minimizing recent incidents involving breaches of association rules. Proposals for the acquisition of equipment, and replacement or upgrade of the association’s truck took place. The purchase of cell phones with walkie-talkie capability was approved so the security officer may communicate with the main gate or office expediently.

Kathy Kirst will explore the need for additional equipment with the security director. Ed Silberhorn moved that we convert the present compliance officer’s title to security/compliance officer, in accordance with the job description being written by the community manager. Kathy Kirst seconded, and the motion carried without objection.

Office manning:

This discussion arose as a result of the communications committee's letter, delivered by Judy Pendleton, requesting hiring a receptionist at the community center office.

Lengthy discussion ensued, and Ray MacKay moved that a part time administrative person be hired until the decision regarding engagement of a management company is made. The motion failed for lack of a second.

Mary Anne Fewkes moved that we engage the services of a computer literate temporary employee until mid-July, with the community manager assigning work hours based upon need. Ed Silberhorn seconded, and directors Shepard, Fewkes, MacKay, Tuton, and Silberhorn assented. Director Kirst voted against. The motion carried 5-1.

Stites commemorative:

The board unanimously approved the concept, forwarded by community residents, to erect a memorial to commemorate Keith Stites. The group is encouraged by the president to make the memorial expandable, so other residents may be similarly memorialized in the future.

Public comments:

Bud Sales reported that there has been no acknowledgement of receipt by the county commissioners soliciting their support regarding the upgrade of the railroad crossing adjacent to our main entrance.

Mr. Sales also criticized the board for its decision to suspend additions of names to the "wall of fame," which recognizes individuals who have made considerable contributions of community service.

Executive session:

At 10:35 a.m., a motion by Kathy Kirst that the meeting enter executive session carried without objection.

At 11:54 a.m., the board exited executive session.

Other matters:

It was announced that GS Communities has given up its boat slip at Johnson Point. The board acknowledged that the architectural review committee has received an application by Jim Johnson to install a ham radio antenna on his property.

Adjournment:

Without objection, the meeting adjourned at 11:57 a.m.

Submitted by,

Ed Tuton, secretary