

**Seven Lakes West Landowners Association
General Meeting
Tuesday, June 26, 2007
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 7:32 p.m. Present: Hugh Beckwith, Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, Blaine Rowland, and Ed Tuton. Also present: Tony Robertson, community manager. A Quorum was established.

Recognitions:

The president acknowledged a generous donation by an anonymous donor to the beautification committee.

Introductory Comments:

The president announced that the revised fee schedule for use of Johnson's Point and the community center has been posted on the website, and is available in the office. The schedule clears up information which was previously difficult to interpret.

He also indicated that communication of issues of immediate importance will be highlighted by use of signs hanging at the main entrance of the community. Lot owners will be alerted to visit the community website for details.

The Personnel Committee has been charged with the responsibility to assess the engagement of a professional management company to manage the community.

The president and vice president recently attended a meeting of the Moore County Commissioners to speak in favor of a building moratorium in Area A, which encompasses this community.

The president iterated his call for all association members to utilize the community website in order to be informed of happenings in Seven Lakes West.

Community Update:

Tony Robertson reported:

- In response to numerous requests from residents, operating hours of the community swimming pool have been extended, on a trial basis, to 9:00 p.m. on weekdays through July.
- He extended thanks to all community members who have responded to the recent water shortage by curtailing usage.
- The annual fireworks display will occur on July 4th. The pyrotechnics company will launch the fireworks from Pine Island toward Johnson Point. The island is presently undergoing the preparatory work necessary to assure a well run event.

Area Representatives:

The secretary reported that area maps have been redrawn, arising from new developments in the community. This has necessitated the creation of 39 areas delineated in a fashion which more evenly allocates the number of lots assigned to each representative.

Area Representatives (continued):

To date we have some 30 volunteers assigned to areas, and we are looking for more volunteers to cover non-represented areas. For those interested in becoming area representatives, details will be made available on the website and at the community center.

Presently, representatives are creating and updating telephone trees in order to facilitate emergency communications, in addition to obtaining email addresses for residents within their areas.

Recreation:

Jo Nicholas reported that swim lessons are once again available. A schedule of recreational activities was made available to attendees, and is also at the community center.

Safety and Security:

- Blaine Rowland stated that a sheriff's deputy recently was giving speeding citations at the dam. This practice will continue at unspecified dates and times.
- The work necessary to repair the East gate should commence on or about June 27th, pending our receipt of a performance bond from the contractor.
- Director Rowland indicated that bar code entry systems are being used by our military bases, the U.S. government, and retailers on a regular basis. Further, the codes cannot be copied for use by unauthorized parties.
- The process of determining who may obtain entry codes is under consideration, and the security director stated his opinion that access via bar codes should be restricted to property owners.

Lake and Environment:

- Mary Anne Fewkes stated that boats entering the lake from Johnson Point to observe the fireworks display July 4th, will be examined to assure that running lights are operable, and that a sufficient number of flotation devices are carried by each boat.
- Thanks were extended to volunteers Ron Shepard, and Ron Workman for the installation of cleats for boat tie-ups on the bulkheads at Johnson Point.
- The replacement of the access ladder on the float at Johnson Point is in process.

Long Range Planning:

- George Jenner provided an overview of issues being addressed by the committee, including the initiation of a community wide data base.
- Gus Danielson provided an update on obtaining home mail delivery. Postal authorities in Greensboro have indicated that this service will not be provided, and that our alternative is to construct mail box structures at various localities around the community. In his opinion, this alternative could cost in excess of \$600,000.
- The committee is examining fundraising options to assist Sherry Niewald in starting a walking and biking trail in the community.

Long Range Planning (continued)

- The best manner in which to utilize MS Project software to fit association needs is being studied.
- The installation of a warning siren for weather related emergencies is being considered.
- New annual registration forms, used in conjunction with fee collection, are being designed to provide better information to insure that community needs are being efficiently addressed.

Member comments:

- Jan Patton asked whether the walking trails proposed at the community center are still being planned in light of the study regarding a walking/biking trail for the community. She was assured by the community manager that this project remains on track.
- Barbara Lewis requested that property owners be reminded of the prohibition of unauthorized use of fireworks in the community. The president stated that this will be publicized prior to the July 4th holiday.
- Deborah Giovanni inquired about outreach efforts to get younger families involved in the community. She stated that we need a better way to communicate with this demographic.
- Gene Lenz inquired as to progress being made in formulation of a new policy regarding open burning in Seven Lakes West. He was informed that the matter continues to be examined.
- Judy Pendleton requested that a telephone answering machine be installed at the main entrance, as she received a busy signal when trying to call there. The president agreed to look into the situation.
- Craig Giovanni volunteered to intercede on our behalf in our continuing effort to obtain home mail delivery.
- Maureen Mead thanked the community for extending operating hours at the swimming pool.

Adjournment:

Without objection, the meeting was adjourned at 8:44p.m.

Respectfully submitted,

Ed Tuton, secretary

#1