

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, July 8, 2008
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 8:02 am. Directors present: Blaine Rowland, Ed Silberhorn, Jim Haggard, Mary Anne Fewkes, Ed Tuton, Ray MacKay, Karen Milligan, and Kathy Kirst. Absent: None. A quorum was established.

Also present: Tony Robertson, community manager.

Secretary's report:

The minutes of the work session of 06/10/08, the general meeting held 06/24/08, and the special session occurring 06/30/08 were approved without objection.

The secretary certified that a count of ballots on July 2, 2008, regarding the vote held to change the covenant prohibiting residential mail boxes in Seven Lakes West resulted in the following:

Total landowners eligible to vote:	1424	(100.00%)
Affirmative votes:	998	(70.08%)
Negative votes:	228	(16.01%)
Non-voted (count as negative):	198	(13.90%)

Because more than the 66 2/3% of eligible voters voted in the affirmative, the change in the covenant was approved.

Treasurer's report:

The report of check detail was affirmed after pertinent questions. The treasurer stated that in order to obtain a higher rate of return, investments are being made in insured C/Ds carrying longer maturities than was typical in the past.

Committee reports:

ARC:

No comments in addition the report were provided. Board discussion of the proposed changes in Standards for Design and Construction was deferred to the New Business portion of this meeting.

Infrastructure:

Ray MacKay exhibited new bay numbers being utilized in the storage yard. Lot numbers of landowners using the spaces should also be displayed so that confusion arising regarding rights to each bay will be minimized.

MacKay also stated the signs at the entrance gates announcing the closure of the dam have been removed. In addition, he proposed placing signs at the bottom of Lakeway Drive indicating the location of street addresses along Longleaf drive. An informal poll of directors supported the action by a vote of 5-3.

Lake and Dam:

Director Fewkes reported a request by a business selling “touchless” boat covers, which somewhat resemble boathouses, for permission to install them for potential customers in the community. The legal director pointed out that rules 7.2.2 and 7.2.7 apparently prohibit installation of such devices.

Directors Fewkes and Shepard were tabbed to study the issue and prepare a recommendation for the board to act upon.

Dam engineer Dan Marks has contacted four groups to submit bids for remediation of the dam. The work, which will not entail lowering the lake, is slated to begin in the fall. Dr. Marks has estimated that the cost will be within budget.

Legal affairs:

Ed Silberhorn has made proposed modifications to our Johnson Point boat slip leases. The leases will now expire co-terminus with our fiscal year and also will contain language protecting the Association from responsibility for damages to boats occupying the slips. In addition, he has formulated an affidavit to be executed by individuals who wish to replace vehicle entry decals and bar codes and/or boat decals which have allegedly been lost. The affidavit will require the owner to indemnify the Association for any issues involving the decals/stickers as well as pay a fine should the owner misrepresent the situation.

Recreation:

Karen Milligan stated that tickets for the “Margaritaville” event, benefiting the CERT team, are now available at the community center.

Two canopies and three children’s life jackets have been purchased in conjunction with swim safety classes.

Tony Robertson thanked Joe Kristek and Mike Finney for ferrying fireworks display workers to Pine Island for the Fourth of July celebration. He also thanked Chuck Ridenour and John Wynton for implementing the return trip of the fireworks crew.

Mary Anne Fewkes noted that “quite a few” boats were turned away from Johnson Point for lack of proper registration during the busy holiday week end.

Security:

Blaine Rowland stated he was participating in the Legal Affairs Committee's Sub-Committee on "Traffic Calming" being chaired by Jay Mikula. Other members are Bud Sales and Bob Williams. Ed Silberhorn assists the committee as Legal Affairs Director. The committee is next meeting on July 14th to study a proposed re-write of the "rules of the road" found in Chapter 3 of the Association's Rules and Regulations. The committee is also looking into the Shepard Plan and into radar gun equipment. A cost comparison between hiring off duty police officers or obtaining radar gun training for traffic control is being formulated.

Unfinished business:**CERT funding:**

After lengthy deliberation, Ron Shepard made, and Ed Silberhorn seconded, a motion to include \$500 in next year's budget for CERT funding. Blaine Rowland amended the motion to increase the amount to \$1,000. The motion carried 7-1, with director MacKay dissenting. Ray MacKay moved that we provide \$500 in this fiscal year to CERT, and Mary Anne Fewkes seconded. The motion carried 8-0.

Registration status:

The president indicated that 92% of landowners have registered to date. It was revealed that a few make payments in quarterly installments, a practice which was accepted in years past, with no formalized arrangement. No charges for this privilege have been assessed previously, and Kathy Kirst will formulate a procedure to initiate the collection of interest in these instances.

Association management update:

The proposed contract, as amended in the special board session of June 30, is being scrutinized by Community Association Services, Inc. A visit by the principal, John Stone, has been deferred pending the outcome of their examination. The board will then have the opportunity to question Mr. Stone regarding unresolved issues, and be in a position to vote professional management up or down by the August 12th work session.

Office manning:

Retention of the temporary office employee from the hours of 10:00am to 2:00pm was discussed. Kathy Kirst moved that the employee be retained through mid-August, with further action, if necessary, to be taken at that time. Ray MacKay seconded, and the motion carried 7-0, with director Fewkes abstaining.

Security patrol equipment:

Ron Shepard moved that the association acquire night vision binoculars, a rechargeable flashlight, a magnetic light bar for the security officer's truck, and enter into a lease of four Nextel cellular telephones with walkie-talkie capability for use by the community manager, security officer, security director, and main gate. Director Fewkes seconded, and the motion passed 8-0. An upgrade of the present security truck was discussed, but a decision was deferred pending an analysis of a purchase or lease of the vehicle.

Mail house speed control:

The president noted the danger involved with speeding in the area of the mail house. Ed Tuton made and Ed Silberhorn seconded a motion to install speed humps at both mail house entrances in accordance with a plan recommended by director MacKay at a previous work session. The motion passed 8-0.

Recess:

The meeting recessed at 9:31 am.

Call to order:

The meeting resumed at 9:42 am.

Liability issues:

Director Kirst reminded the board of two items pending resolution arising from a study by the insurance committee.

First, placing signs warning individuals not to scale the communications tower adjacent to the storage lot; and further, installing a device to prevent access to the tower. The tower is owned by the association, but is used by the county for communications.

Director MacKay will write to the county for guidance regarding who is responsible.

Second is the issue of an open storm drain on Otter Drive, which could pose a danger to curious passersby. Ray MacKay will determine whether the drain is located within the association's easement, or on private property, to ascertain who will bear the cost for covering the drain.

Member comments:

Gerhard Hergenbahn stated that the board must act to resolve the issue of the storm drain on Otter Drive prior to determining financial responsibility for the cost.

New Business:**Associate community advocate affirmation:**

The board was asked to affirm the appointment of Mick Herdrich as associate community advocate. The affirmation occurred without objection.

Railroad crossing upgrade:

The county manager has agreed to meet with directors on Thursday, July 10th to “set the record straight” as to the county’s seeming lack of action regarding the association’s communications surrounding this issue. Our community web site now has the capacity to forward members comments directly to the county commissioners in regard to the crossing upgrade.

Revised ARC standards:

New standards of design and construction prepared by the Architectural Review Committee were previously distributed to the board for perusal. Ron Shepard stated that two board votes are required for final implementation, with a public comment period intervening between the two board actions. The document is available for scrutiny at the community center, and contains several changes in rules, enforcement, and fee structures for new construction.

Ron Shepard made, and Mary Anne Fewkes seconded, a motion that the board accepts the new standards as written. The motion passed 7-0, with Blaine Rowland abstaining.

Director’s request:

Ron Shepard suggested we obtain a community “work boat” to facilitate necessary actions such as ferrying work parties to and from Pine Island, etc. He is seeking a donation of such a boat from a community member, or some other source. He suggested a committee of Ron Workman and Dick Williams be formed to pursue this possibility.

Executive session:

The board entered executive session at 10:18 am.

The meeting exited executive session at 12:06 pm.

Other actions:

Ray MacKay, Mary Anne Fewkes, and Jim Haggard were appointed to finalize language of the “letter of understanding,” addressing common security interests, with the Seven Lakes Landowners Association.

Ed Silberhorn and Ron Shepard were named to negotiate a revision in the plans for “Stonegate,” a development proposed near the east gate to Seven Lakes west.

Adjournment:

Without objection, the meeting adjourned at 12:11 pm.

Submitted by,

Ed Tuton, secretary