

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, July 14, 2009
West Side Park Community Center**

Call to order:

The meeting was called to order at 9:02 a.m.

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

Also present: Joan Frost, community manager.

Secretary's report:

Correspondence received since the last work session was distributed to directors.

The absence calendar was circulated, completed, and distributed to directors.

A format for committee reports, generated by the communications committee, was accepted by the directors without objection.

Minutes of board meetings held May 12, May 19, May 25, and June 9, 2009 were approved without objection.

Treasurer's report:

After examination by the board, check detail for the month ended June 30, 2009, was approved via a motion by Ed Tuton, a second by Karen Milligan, and a vote of 8-0.

Treasurer Kirst reported that the budget is "tight," primarily due to unanticipated expenses of dam remediation, and that dam and contingency reserves have been depleted.

Next year's budgeting process, under guidance of the finance committee, will begin shortly with a view toward replenishment of these reserves.

Community manager's comments:

Joan Frost reported that some 90% of dues have been collected.

Director's reports:

Lake and dam:

After discussion, Ed Silberhorn made, and Ed Tuton seconded, a motion to pay the dam contractor an additional \$68,175 to cover the cost of additional materials and associated expenses incurred in completion of the remediation project. The motion passed 8-0.

Director Herdrich reported an incident in which a considerable amount of trash had been left of Pine Knoll Island subsequent to a party. Neighbors removed the remains.

Herdrich reported that the lake committee is exploring options to preclude a recurrence, including issuance of permits for such events to include cleaning deposits, lake patrols, etc. A recommendation will be forthcoming.

Director's reports (continued):

Legal:

Ed Silberhorn recommended a special meeting to be held Friday, July 24, 2009 for the board to review proposed changes in community rules and regulations.

Ed Silberhorn made, and Adam Wimberly seconded, a motion to expend up to \$250 to make WiFi internet connection available in the meeting room. The motion passed 8-0. Director Silberhorn made the first official reading of Section 5.3 of chapter 5 of community rules and regulations, which will make the septic management program mandatory.

Kathy Kirst made, and Adam Wimberly seconded, a motion stating that the above action by the legal director satisfies the requirement for a first reading of the proposed rule change. The motion passed 8-0.

Director Silberhorn stated that CAS began archiving our legal documents on May 1, 2009. The archive committee is archiving previously executed documents.

Community activities:

Director Milligan commented on the highly successful event recently held at Johnson Point, attended by many community residents. Schedules for subsequent events are available on the webpage, at the community center, and in the mail room.

Safety and security:

Director Hoffmann cited several areas of attention including:

1. Tasking Chuck Spelman to identify exits from the community, and recommend the best methods available to direct residents to them in the event of an emergency.
2. Requesting that several organizations involved in security and safety issues prepare updated standard response procedures.
3. Vandalism is noted to be increasing. Residents are encouraged to report incidents to the sheriff, as well as the community center, so data can be collected in order to identify trends.
4. With the help of Charlie Flinchum, methods to upgrade lighting at the Johnson Point marina are being explored. He reminded all boat owners that personal property left on boats at the marina remains at the owner's risk; he recommends that all boat owners remove personal property from their boats regardless of where they are stored or docked in Seven Lakes West.
5. Chuck Spelman will request assistance from Ray MacKay and Bud Sales to explore the feasibility of using the easements at the rear of properties on the periphery of the community for future installation of perimeter fencing on those sites.
6. A request for forty volunteers to begin neighborhood watch groups has resulted in nineteen responses.
7. Initiating nighttime roving patrols comprised of volunteers is now under active consideration.

Director's reports (continued):

Safety and security (continued):

8. The gate guards now have gathered more extensive information on vendors wishing to enter the front gate, and vehicle hangtags have been reorganized, with a thirty day maximum allowable entry being initiated.

West Side Park:

It was noted that the community pool is running smoothly.

Mick Herdrich made, and Karen Milligan seconded, a motion to change the rule requiring "adult supervision" for children at the pool to supervision by an individual aged sixteen or over. The change passed by a vote of 8-0.

Member comments:

At the request of Roger Brooke, director Silberhorn proposed a change in the proposed mandatory septic management rule to change "inspection and pumping" to "inspection and pumping if required."

Barbara Lewis requested that a notice be placed on the bulletin board in the mail house before the July 4th holiday, to remind residents that discharge of fireworks; with the exception of the association sponsored display, is prohibited by both law and community rules.

New business:

Treasurer noted that property liens taken years ago by the developer, in connection with advances made to residents for road paving had not been released when repayment was made.

Ed Silberhorn moved that the president of the association execute a "certificate of satisfaction of security instrument" to be recorded in the property records of the thirteen homes involved. Adam Wimberly seconded, and the motion carried without objection.

Executive session:

The meeting entered executive session at 11:15 a.m.

The meeting exited executive session at 2:00 p.m.

Other business:

Kathy Kirst moved that the board, or its designated representatives, investigate the feasibility of acquisition of certain property near entry to the community for future use by the association. Ed Tuton seconded, and the motion passed 8-0.

Mick Herdrich made a motion to approve payment of \$13,755 to TAG Contracting for the regrading and contouring the area around the weighted dam filter. Kathy Kirst seconded, and the motion passed 8-0.

Adjournment:

Upon the motion of Karen Milligan, and the second of Adam Wimberly, and by a vote of 8-0, the meeting adjourned at 2:05 p.m.

Submitted by,

Ed Tuton, secretary