

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, August 11, 2009
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 8:03 a.m.

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

Memorial observation:

At the suggestion of Ed Silberhorn, a moment of silence was observed in memory of Jay Mikula who passed away on August 6th. His numerous contributions to the community, including the completion of road paving, and his presidency of the board of directors were noted.

President's report:

In light of the full agenda, the president urged directors to keep commentary on point.

Treasurer's report:

In the absence of the treasurer, questions regarding the monthly income and expense report, as well as the check detail were directed to the community manager. Without objection, the reports were accepted as delivered.

The community manager requested board approval for foreclosure proceedings to be initiated on some seven properties exhibiting seriously delinquent dues.

Ed Tuton made, and Karen Milligan seconded a motion to begin foreclosure on the properties. Ed Silberhorn requested time to examine the issue from a legal viewpoint. Consequently, Tuton withdrew the motion.

Director's reports:

Architectural review:

Adam Wimberly reported that CAS has established an effective routine for monitoring compliance with community standards. The routine includes regular patrols, taking photos of violations, informing owners of violations in writing, and following up to assure appropriate action has been taken to correct the violations observed. Association members are encouraged to report violations to the community manager.

Ed Silberhorn requested that a log be maintained by the community manager exhibiting actions taken upon receipt of complaints from residents.

Community activities:

A schedule of upcoming activities was distributed by the activities director, Karen Milligan.

Director's reports (continued):

Infrastructure:

Director Goodman informed the board that Dr. Dan Marks had noted the "pond dams" were overgrown with shrubs and trees, which could degrade the performance and useful life of the structures.

Accordingly, Goodman moved that a \$5,000 contract be awarded to Marks Enterprises of NC, PLLC for inspections, evaluation, and a recommendation for remediation. John Hoffmann seconded, and the motion passed 7-0.

John Goodman made, and Karen Milligan seconded a motion, previously approved via email, to repair the dropout water level valve located at the lower Lakeway mall dam. The motion carried 7-0.

John Goodman informed the board that although road sealing was not planned for 2009, it will be necessary, and may be accomplished for less than \$5,000.

Finding more adequate protection from lightning strikes at the east gate is being explored.

Legal:

The county owned communications tower, located adjacent to the water tower, requires a device to prevent individuals from climbing the tower, exposing the community to potential lawsuits. John Hoffmann will approach appropriate county authorities to determine whether they would share the cost of such a device.

Ed Silberhorn moved that the final reading of mandatory septic management rule 5.3.1 be deferred until the September work session. Adam Wimberly seconded, and the motion passed 7-0.

The second reading of updated rules and regulations was deferred to a special session to be held at a future date because the document has not been placed on the website.

Recess:

The meeting recessed at 10:00 a.m. to allow directors to attend the funeral service for Jay Mikula.

Call to order:

The meeting reconvened at 1:10 p.m.

Safety and security:

Director Hoffmann moved that the community adopt the National Sheriff's Association Neighborhood Watch Program Manual as a guideline, including adoption of standard operating procedures for use of the community truck, for a Seven Lakes West neighborhood watch program. Karen Milligan seconded, and after discussion, the motion carried 7-0.

Hoffmann noted that off-duty sheriff's deputies have been retained to patrol the community at a cost of \$30 per hour. Additional patrols are planned.

Short's Electric has been contracted to upgrade lights and motion sensors at Johnson Point.

Director's reports (continued):

Safety and security (continued):

Repair and upgrading of security communication devices at the east gate, recently damaged by a lightning strike, are being explored. Any final solution to this ongoing problem may prove to be quite costly.

Key management and alarm policy procedures for WSPCC will be formalized by John Hoffmann and John Goodman.

Member comments:

Roger Brooke requested that some form of landscaping or other beautification efforts take place around the water tower.

New business:

The issue of precedence for use of the tennis courts arose. The community manager will make a proposal.

Executive session:

At 3:03 p.m. the meeting entered executive session

At 4:25 p.m. the meeting exited executive session.

Adjournment:

Without objection, the meeting adjourned at 4:25 p.m.

Submitted by,

Ed Tuton, secretary