

**Seven Lakes West Landowners Association
General Meeting
Tuesday, August 26, 2008
West Side Park Community Center**

Call to order:

The president called the meeting to order at 7:31 p.m.

Directors present: Ray MacKay, Mary Anne Fewkes, Ed Tuton, Jim Haggard, Kathy Kirst, Ed Silberhorn, Blaine Rowland, Ron Shepard, and Karen Milligan. Absent: None
A quorum was established.

Also present: Tony Robertson, community manager.

Recognitions:

No new community members identified themselves.

President's introductory comments:

Jim Haggard indicated that at today's board special work session the final iteration of the contract with CAS for community management had been completed. He lauded the efforts of the personnel committee and the board during this process. He cited the benefits of engaging professional management for the association:

1. It removes the board from the personnel management process, as the employees will now work for CAS.
2. The availability of both a staff attorney and CPA for the manager to access for advice on routine matters.
3. Provides additional assistance in the control of the bidding review process for major capital projects. He noted that director MacKay will be leaving the board, and this will help in alleviating the task of the future infrastructure director.
4. Qualified temporary assistance from CAS will be available during peak work periods, rather than reliance upon community volunteers for this help.
5. Will improve the handling of community funds via the use of lock box services for the billing and receipt of funds, and the subsequent accounting for the monies remitted.

The common thread of the benefits outlined is that it relieves the board of numerous time consuming duties, which have expanded considerably with the growth of the community.

Presentation topics:

Community manager report:

Tony Robertson reported receiving numerous inquiries regarding the presence of Sheriff's deputies issuing traffic tickets in the community. He stated that they have the authority to enter association property and enforce traffic laws here under legislation passed by the state on May 28, 2001. Therefore, the Sheriff's Dept., the SBI, and the Highway Patrol have full authority to enforce traffic laws in Seven Lakes West.

Legal director's report:

Ed Silberhorn indicated that trial date for the Terrill lawsuit, regarding sedimentation in a cove adjacent to their property, has been moved from 09/15/08 to 03/30/09, in order to accommodate the preparation for trial by new defendants in the case. The mediation session originally planned for 09/05/08 has been postponed indefinitely.

Recreation director's report:

Karen Milligan outlined numerous activities planned for the community in the autumn. Activities include:

1. Yoga classes starting Sept. 3 at 9:00 am.
2. Tai Chi Sept. 4 at 6:30 pm. Current response is not sufficient to justify the class, so if you're interested, sign up now.
3. Margaritaville party at Johnson Point on Sept. 12 from 7pm to 11pm. Very few tickets are left for this event, which will benefit the Seven Lakes West CERT team.
4. Cooking with Carmela, on Sept. 27, a "hands on" program you won't want to miss.
5. A West Side forum Sept. 17 at 4:30 pm on the subject carbon dioxide is good for the planet.
6. Shag lessons Sept. 17 through Nov. 4 at 6:30 pm at the WSPCC. Contact Paul Sowell at 673-8180 to enroll.

Lake and dam:

Director Fewkes indicated that state approval of the dam remediation plan remains pending. In the interim, information regarding the scope of the project has been forwarded to various companies capable of performing the job, in anticipation of soliciting their bids to perform the necessary work. Mowing and brush removal on the dam is now being completed in anticipation of remediation beginning in the fall.

Security:

Blaine Rowland stated that the Sheriff's office is sending in more frequent patrols to reduce speeding in the community. The deputies will no longer give warnings, but will now issue tickets in all cases. Also, citations for failure to wear seat belts are being given, with a \$100 fine for recipients. The deputies are aware of the busy traffic hours in the community, and will schedule future patrols accordingly.

Revision of ARC standards for design and construction:

Ron Shepard reported that the final version is now ready for board approval. Considerable input has been received regarding the initial version, and many of the suggestions received during this process have been incorporated in the final version. Final board approval will be sought at the next regularly scheduled work session.

Agenda for next general meeting:

The next general session will feature a presentation by the West End Fire and Rescue Squad.

Fire hydrant committee presentation:

Johanna Moran, on behalf of the committee, exhibited a map which outlines locations of fire hydrants in the community, along with the locations of all residences.

Attached to the map is a scale exhibiting a 1000' length, generally considered the minimum distance between hydrants to assure water can be delivered from a hydrant to a fire and a 1200' length showing the maximum reach of a fire hose under optimum conditions. The map will be kept in the activity room at the WSPCC for perusal by interested residents.

For additional information; refer to Patti Cleary, Johanna Moran, Betty Milligan, or Claire Czupryna, members of the committee.

Member questions and comments:

John Hoffman stated opposition to a proposed covenant change to allow use of lots in Seven Lakes West for non-residential purposes. He asked that the board assure the issue gets a full and open hearing from the landowners.

Gus Danielson reported input from an officer of a landowners association that uses CAS for management of its community. Their performance has been "superb" and they have done a "great job." He congratulated the board on its' selection of CAS.

Adjournment:

Without objection, the meeting adjourned at 8:08 p.m.

Submitted by,

Ed Tuton, secretary