

**Seven Lakes West Landowners Association  
Special Board of Directors Meeting  
West Side Park Community Center  
Tuesday August 28, 2007**

**Call to Order:**

President Jim Haggard called the meeting to order at 9:00 a.m. Present: Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, Blaine Rowland, and Ed Tuton. Absent: Hugh Beckwith. Also present: community manager Tony Robertson, and residents Bob Fewkes, Paul Kirst, and Maureen Mead. A quorum was established.

**Dam Engineer Report:**

Mary Anne Fewkes, Lake and Dam Director, reported that Dr. Dan Marks, a dam engineer, is collecting field measurements needed for a Comprehensive Dam Evaluation Report which will go to the state. The dam is acting as a homogeneous earth dam rather than one containing an impervious core. The dam is safe; however, we need to develop a plan to remediate the elevated seepage line conditions in the embankment of the dam. This will entail development of a plan, presentation to the state for approval, and implementation. The plan is in process of development by the engineer, and we hope to have it approved by July, 2008.

Essentially, the work will begin in the fall of 2008. The water level will need to be lowered by five feet, and an impervious barrier will be installed. The work should take three to six months. Once completed, the lake would be refilled to its normal level. The cost of remediation is estimated to be about \$200,000. If the dam were to be built today, total cost would be about 8 million.

Dr. Marks recommends that the road above the dam be closed. Continued damage and deterioration of the dam crest caused by traffic creates a serious dam safety situation.

Mary Anne Fewkes moved that we proceed with the remediation plan for the dam.

Blaine Rowland seconded, and the motion passed unanimously.

Kathy Kirst moved and Mary Anne Fewkes seconded a motion to close the road over the dam to all traffic. Assurances were made that sufficient notice will be given to residents, and that proper barriers will be installed. The motion passed unanimously.

**Lakeway Drive Paving Project:**

Ray MacKay stated that the contract for the improvement of the Lakeway drive has been awarded to Barnhill Contracting in the amount of \$129,000. During working hours of nine a.m. to four p.m. the entry road will be closed to traffic to assure worker safety.

Various options were discussed regarding routing of traffic. It was decided to allow incoming traffic to be routed through the exit side of the mail house, and down the present entry road. All outgoing traffic during working hours will exit via the east gate. Bill Mamel suggested opening the east gate from 9AM to 4PM to reduce the congestion at the main gate. He also suggested that two security personnel be stationed at the main gate during construction hours to check the credentials of those vehicles without SLW stickers and to issue temporary stickers. A decision on this proposal was deferred.

**Lakeway drive Paving Project (Continued):**

Construction is estimated to begin on Sept. 17, and will last three to six weeks depending on weather conditions.

**Bar Code Allocation Exceptions:**

The president has received considerable comment on the bar code limits per lot owner. Exceptions requested include public utility vehicles, contractors, non-resident family members, care-givers, and others. Ray MacKay suggested we draft a form for completion by those requesting exceptions, with each being evaluated on a case by case basis.

For the time being it was decided to leave the limitation intact, pending further analysis.

**Loop the Lake Project:**

Points of discussion surrounding this project were funding, maintenance and liability. A decision on this project was deferred until the project is presented to the community at large for community input.

**Security/Bar Codes:**

It was noted that the bar codes appear to be working better than the transponders, with few failures. Residents who have not had the bar codes installed, and enter through the front gate, must bear in mind that those vehicles entering on the guard gate side must be attended to by the staff as the first priority. At times minor delays may occur as a result of this procedure.

**Other Points of Discussion:**

1. Tony Robertson presented a request that a quitclaim deed be executed to grant ownership of a small strip of property bordering the lake to the owner so it could be conveyed to a buyer. Years ago the owner had a bulkhead installed which encroached into the lake by a few feet, and cannot complete the sale until this exception is cleared. Action was deferred pending further study.
2. A sign to be placed at the entrance to the Community Center was approved.
3. Inquiry arose as to what efforts are being made to repair damage to Longleaf Drive arising from a recent water main break.
4. Maureen Mead stated pointedly that some solution to the dam degradation problem, other than closing the dam to traffic, must exist. She stated that property values will be adversely affected due to the extra miles residents will have to drive after the road over the dam is closed.

Without objection, the meeting adjourned at 10:38 a.m.

Respectfully submitted,

Ed Tuton, Secretary  
Final Version