

**Seven Lakes West Landowners Association
Special Board of Directors Meeting
Tuesday, Oct. 30, 2007
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 8:02 a.m. Present: Bill Mamel, Jim Haggard, Blaine Rowland, Jo Nicholas, Kathy Kirst, Ray MacKay, Ed Tuton, Hugh Beckwith, and Mary Anne Fewkes. Also present: Tony Robertson, community manager. A Quorum was established.

Discussion Topics:

Fire Hydrants:

In response to questions and comments arising at the last general meeting, a proposal to hold a public forum including local fire chiefs, county commissioners, and other interested parties was discussed. Ray MacKay indicated the county had previously committed to install up to twelve fire hydrants per year until the seventy five sites he had identified as needing them were completed. To date, three of the 75 have been installed, leaving a shortage of seventy two. Inadequacies in the diameter of water lines existing in some areas have been cited as an obstacle to completion of the process.

The county has been unresponsive to verbal and written requests for action on this matter. Further, the responsibility for financing the project is unclear. The association had agreed to acquire the units with the agreement that the county would complete the installation.

While numerous alternatives were discussed, it was decided that MacKay will draft, and Hugh Beckwith will review, a letter to the county manager and the director of Moore County Public Utilities urging immediate action to resolve this issue.

Homeowners Association Professional Management:

On 5/20/07 the president directed the personnel committee to initiate a study and to report to the board regarding the utilization of a professional management company in the community. It was noted that with some 900 homes in Seven Lakes West, that the use of volunteers to fulfill the numerous functions necessary to successfully manage the community has become burdensome. In addition, the committee expressed its desire that the search for a replacement for the community manager be initiated by May, 2008 due to the length of time taken in finding our present manager. The committees' report will ultimately contain a cost benefit analysis, and recommendation for action.

Although the ultimate cost of this option has not yet been clearly defined, the personnel committee shall continue to pursue this option.

Public Comments:

Dave Hogan inquired regarding the issue of open burning, particularly in the Morganwood area. Blaine Rowland indicated that he continues to research this matter. Mr. Hogan also asked whether the board is considering allowing more equestrian lots in Morganwood. Ray MacKay and Hugh Beckwith will explore this possibility.

Gateway II Development:

Ron Meyers, owner of a 13.9 acre parcel adjacent to Gateway Dr. and near the East gate unveiled a proposal to develop six two unit common wall residences on some six acres of the property. He would then deed the remaining unused property to the association should we desire it. The purpose of the development would be to attract present property owners who in the future might wish to downsize their living space due to changes in lifestyle.

After a lengthy discussion, the general consensus of the board was to ask Mr. Meyers to alter the plan to exhibit twelve separate housing units. He agreed to this proposal, and further was invited to the general meeting on Nov. 27 to unveil the plan to the community at large.

Executive Session:

Kathy Kirst made and Bill Mamel seconded a motion to enter executive session to discuss legal and personnel matters. The motion carried without objection.

Blaine Rowland moved to exit executive session. Ray MacKay seconded, and the motion carried without objection.

Financial Planning Retreat:

Because the retreat will be open to landowners, the site will be moved to the West Park Community Center on Nov. 13, 2007. The reservation made at the Inn at Eagle Springs will be cancelled by Tony Robertson.

Adjournment:

Without objection, the meeting was adjourned at 10:47 a.m.

Submitted by:

Ed Tuton, secretary