

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, November 11, 2008
West Side Park Community Center**

Call to order:

President Mary Anne Fewkes called the meeting to order at 8:00 a.m.

Directors present: Ray MacKay, Ed Tuton, Mary Anne Fewkes, Mick Herdrich, Ed Silberhorn, Ron Shepard, and Blaine Rowland. Directors absent: Kathy Kirst and Karen Milligan. A quorum was established.

Also present: Tony Robertson, community manager, Joan Frost, community manager designee, and Lois Rocco representing the finance committee.

The president reminded attendees that a special budgetary work session will take place 11/18/09. An executive session will begin at 1:00 p.m., and a public session at 2:00 p.m.

Secretary's report:

Minutes of the general meeting held 08/26/08 were approved without objection.

Correspondence received since the last meeting was circulated, as was the absence calendar.

Treasurer's report:

In the absence of the treasurer, the balance sheet, chart of accounts, general ledger trial balance including check detail, income and expense statement, and accounts receivable aging were distributed to the directors.

Director MacKay pointed out that no budget figure for 2009-2010, representing the cost of the CAS contract, had been included in the data presented. The president indicated that this was because the association had not presented certain information necessary to enable CAS to do so in a timely fashion.

Lois Rocco reported that some \$179,000 will be transferred from reserves to balance the 2008-2009 budget. A six month review of the budget was completed by the committee, which has proposed adjustments. The treasurer will scrutinize the review, and bring any recommendations for action to the board at the meeting scheduled for 11/18/08.

Community manager's report:

Tony Robertson stated that the community center is now five years old, and recommended that the septic systems for the main building and swimming pool be serviced.

He also reported that the irrigation controls in the Pinnacles, formerly located in a residence, have been moved to a better location.

Director's reports:

Infrastructure:

Ray MacKay stated that the occasional water retention situation on Butterfly Court remains under examination, and retaining an outside engineering firm to recommend alternatives is under consideration.

Director's reports:

Infrastructure (continued):

With the assistance of volunteers, the renumbering of the bays in the storage yard should be completed by the end of the year.

Lake and dam:

Mick Herdrich reported that plans for dam remediation have not yet been ratified by the state. The state is reviewing some seventy projects, many of a more urgent priority. This situation, coupled with staff reductions by the state, has deferred examination of our plan indefinitely.

Special presentation:

Buddy Spong, representing the Red Cross, gave an informative talk regarding the desirability of having AED (automated external defibrillator) devices available in the community. Quick use of such equipment reduces incidents of heart and brain damage arising from cardiac arrest significantly. Liability of the association arising from use of the devices is excluded by the North Carolina Good Samaritan law. The equipment is available for about \$1,500 per unit. Director MacKay observed that placement at locations such as the guard house, Johnson Point, and WSPCC would be desirable.

Director reports (continued):

Security:

Blaine Rowland stated that speeding incidents in the community have been significantly reduced. The sheriff's deputies patrolling the area have stopped a number of trucks, owned by contractors, being driven by individuals with no driver's licenses.

Recreation:

A list of upcoming events is available at the community center and on the website. A new live Christmas tree has been planted at the community center, and will be the focal point of the annual tree lighting ceremony

Architectural review:

Ron Shepard reported that the developer is about half way through reviewing revisions in the architectural standards proposed by the ARC and the board.

Legal:

Ed Silberhorn indicated that our motion for summary judgment in the Terrill lawsuit has been taken under advisement, and we hope for an answer before Christmas. An offer by the defendants totaling \$150,000, to settle the matter, was rejected by the plaintiffs.

A new three part collection letter to property owners, who are delinquent in payments to the association, has been devised.

Legal (continued):

It was reported that GS communities has agreed to provide the association \$1,400 for seeding of grass along the roadways in phases 3 and 4 of the Morganwood development as an inducement for SLWLA to assume future responsibility maintenance of these rights of way. Ray MacKay made, and Ron Shepard seconded a motion that the association executes a financial responsibility form assuming the future maintenance of roadside rights of way in phases 3 and 4 in Morganwood. The motion passed by a vote of 7-0. President Fewkes announced that, at his request, Bob Van Houten has been added as a member of the Lake and Dam committee.

Ray MacKay noted that a public meeting, regarding a proposed upgrade of the main gate railroad crossing, will be held on Dec. 2nd from 5 to 7 p.m. at the West End elementary school. Community members are urged to attend to assure that our views are heard.

New business:**Bylaw revision:**

Ed Silberhorn provided a proposed revision of Article V, Section 8 of association bylaws implementing public hearings regarding board decisions on matters of “significant interest” to the membership. Blaine Rowland made, and Mary Anne Fewkes seconded a motion to accept the revision as crafted by the legal director. The motion passed by a vote of 7-0. The change will be subject to public comment prior to the next work session, when a final vote will take place to implement the revision.

Revision on rule regarding ticketing and fines:

The legal director proposed a revision of Chapter 8 of the rules and regulations to simplify the system of assessing fines for infractions for “minor offenses.” Currently, such offenses are brought to the judicial panel for review. Under the proposal, only matters which are contested would be brought before the panel. Silberhorn requested that board members create a list of “minor offenses” to be included in Exhibit A of the proposed rule change.

Fees:

A lengthy discussion regarding the fee schedules for use of various amenities provided by the association took place. Ron Shepard moved that fees for the use of gazebos at Johnson Point by non-members were raised from \$150 to \$150 for one gazebo, \$250 for two, and \$300 for all. Upon a second by Mary Anne Fewkes, the motion passed 7-0. Mary Anne Fewkes made, and Ron Shepard seconded, a motion that the association retains \$150 of reservation fees outlined in category B of the fee schedule, should the scheduled user cancel the reservation within 60 days of the event. The motion passed by a vote of 6-0, with director Tuton abstaining.

The balance of the discussion revolved around the possibility of charging “for profit” activity providers a small fee for use of the community center. In the absence of the recreation director, action was deferred until the Nov. 18 budget meeting.

Member comments:

Representing the communications committee, Mary Price reported that Carolyn Mealing is now updating the website and preparing the community newsletter in the absence of Betsy Mikula. She also stated that Joe Doster is preparing an interview of Joan Frost for publication in the newsletter.

Roger Brooke iterated the need for community members to attend the public meeting on Dec. 2nd regarding the railroad crossing upgrade.

Executive session:

At 11:20 a.m., director Fewkes moved that the meeting enter executive session. Director Shepard seconded, and the meeting entered executive session.

At 1:46 p.m., the meeting exited executive session.

Adjournment:

Without objection, the meeting adjourned at 1:46 p.m.

Submitted by,

Ed Tuton, secretary