

**Seven Lakes West Landowners Association
General Meeting
Tuesday, June 24, 2008
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 7:32 pm.

Directors present: Ron Shepard, Ray MacKay, Ed Silberhorn, Karen Milligan, Jim Haggard, Kathy Kirst, Mary Anne Fewkes, Ed Tuton, and Blaine Rowland. A quorum was established. Also present: Tony Robertson, community manager.

Recognitions:

The president asked that new residents identify themselves, and there was no response. He asked all present to participate in purchasing raffle tickets for the benefit of the CERT team.

Introductory comments:

Covenant vote status:

The president stated as of June 23rd, 345 “no” votes have been recorded, or about 20% of those eligible. He stated the opinion that the chances of the proposed covenant change failing were “remote.”

Viewpoint on outrage:

Mr. Haggard noted a resident’s expression of outrage surrounding the county commissioner’s lack of response to a letter expressing the association’s support for an upgrade of the railroad crossing near the main entrance. In order to obtain state grants to facilitate the upgrade, the Department of Transportation requires the commissioner’s approval to proceed. The upgrade will entail the closing of two other crossings in the West End area, and that requirement has reportedly caused some opposition to the proposal. In the interim, some 900 residents have been “held captive” by an unknown number of anonymous opponents.

Because the commissioners have not responded in three and one half months to the request, the president’s assessment of the situation is that the commissioners do not view the association as a “viable voice” in the county. Accordingly, he suggested two actions which might elicit a response from the commissioners:

1. Residents of the community write letters to the commissioners supporting the railroad crossing upgrade.
2. Attend commissioners meetings en masse until resolution is achieved.

Presentation topics:

Community manager's report:

Responding to residents concern regarding damage done by Pee Dee Electric in its' ongoing upgrade of utility lines along Longleaf Dr., Tony Robertson has received assurance that property needing reseeding and redistribution of pine straw will be restored upon completion of the project.

Mr. Robertson issued a plea for volunteers owning pontoon boats to assist in bringing fireworks workers back from Pine Island after the annual Fourth of July display is completed.

He stated a need for boat owners to transport workers to the island on June 30th or July 1st so they may remove weeds and undergrowth which might catch fire during the fireworks exhibition.

Mike Ellison, keeper of the yard waste site, will be absent for the next three weekends, and volunteers are needed to assure the service remains available on Saturday afternoons.

Recreation:

Karen Milligan announced that the annual fireworks display will commence at about 9:15 pm, with launching from Pine Island toward Johnson Point.

The annual Margaritaville party will be held on Sept. 12, with a live band and hors d'oeuvres. Some 200 tickets at \$15 each will be sold, with net proceeds going to the ongoing CERT funding effort.

Lake and dam:

Director Fewkes expressed thanks to Lake Committee members Paul Kirst, Bob Fewkes, and Mick Herdrich, for answering many queries arising from the community regarding dam remediation.

The N.C. Dept. of Natural Resources is reviewing a detailed plan of remediation, and it is hoped that final approval will be received by late August. The plan, which is not final, is available for perusal at the community center. Once approval by the state is obtained, the work will bid out to several competing contractors. The bids will be subject to board scrutiny and approval. It is felt that the work may not entail lowering the level of the lake as previously thought.

Dr. Dan Marks, the dam engineer used in this process, will be available for questions from the community at the general meeting scheduled in July.

Ms. Fewkes stated that boats being launched from Johnson Point on July Fourth will be inspected to assure the navigational lights are in proper order. In addition, she emphasized the importance of boat safety on Lake Auman.

Member questions and comments:

George Jenner asked whether signs announcing closure of the dam road to bicycle, golf cart, and pedestrian traffic would be erected during the remediation process. Director Fewkes said yes.

Bill Berger asked why we did not pursue issuance of a writ of mandamus compelling the county to act in the railroad crossing matter. The legal director indicated that the time is not yet ripe for this action. The president indicated that the community should speak to this issue as recommended in his previous comments.

Mr. Berger asked why the sign at the main entrance displays “Beacon Ridge” and not “Seven Lakes West” as community identification. It was explained that the sign is the property and responsibility of the developer, and not the community. Further, Mr. Berger inquired regarding the lack of illumination on the American Flag at the front entrance at night. Once again, this is the developer’s responsibility, as the flagpole is situated on developer owned property.

Paul Kirst stated that pine trees growing along the bulkhead on the lee side of Pine Island should be thinned out.

Chuck Spelman praised Blaine Rowland’s responsiveness in placement of barriers to help preclude unauthorized access to the community via the “airport property.”

Adjournment:

Without objection, the meeting adjourned at 8:35 pm.

Submitted by,

Ed Tuton, secretary