

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, March 13, 2007
West Side Park Community Center**

Call to Order:

President Jim Meikle called the meeting to order at 8:04a.m. Present: Hugh Beckwith, Mary Anne Fewkes, Ray MacKay, Bill Mamel, Jim Meikle, Betty Milligan, Jo Nicholas, Virgil Reid and Blaine Rowland. Also present was Tony Robertson, Community Manager. A quorum was established.

Secretary's Report

A motion by Ray MacKay to accept the minutes from the February 13, 2007 Work Session was made. Blaine Rowland seconded and motion passed. Motion by Blaine Rowland to accept the minutes from the February 27, 2007 General Session was made with Betty Milligan seconding. Motion carried. No correspondence was shared. Secretary accepted anticipated absences for the remainder of the month. Jo then had the Board members review the annual recognition of volunteers report that will be shared at the Annual Meeting on Sunday, March 18, 2007. A reminder was shared that the Board's annual Retreat will be held on Monday, April 2, 2007 at Eagle Springs Inn. More details will be sent following the upcoming elections.

Treasurer's Report:

Treasurer Virgil Reid explained the February check detail with the members of the Board. A motion to accept the February check detail was made by Virgil and seconded by Blaine Rowland. Motion carried. Virgil then explained the Profit Loss and Budget record. Discussion was held in regards to remaining expenses that will be occurring before the end of the financial year. Ray MacKay will collect data in regards to the total amount due to the Association in regards to road drainage on White Drive. Virgil stated that he would also check on the Compliance Officer's year to date amount and report to Board. In regards to the status of the new cameras, they are up and running efficiently according to Blaine Rowland.

Action Items:

1. Proxy Votes: Hugh Beckwith shared the procedure for last year's handling of proxy voting for the elections of the Board of Directors. Each candidate received the percentage of proxy votes consistent with percentage of Directors' votes received (Directors could vote for 0-3 candidates, per the ballot). With respect to the budget, the proxies were distributed between "accept" and "reject" in the same proportion as the Directors' votes on the question. The Board agreed to follow the same procedure for this year's election. The Directors' votes were collected and locked in the secured file cabinet until counting.
2. Boating Rules: Mary Anne Fewkes reviewed the proposed boating rules that had been presented at the General Session. Betty Milligan moved to limit LOA of all boats on Lake Auman to 22 feet, 6 inches and existing boats that are registered before July 1, 2007 will be grandfathered. Blaine Rowland seconded. Discussion

- was held in regards to length being significant. Mary Anne explained that size of lake, safety, pollution, and number of boats are all factors. An amended version of the motion was to accept the following wording: “ The maximum allowable length of a boat on Lake Auman is 22 feet, 6 inches LOA. The maximum power of the boat is not to exceed the manufacturer’s rating. Boats over 22 feet, 6 inches registered before July 1, 2007 will be grandfathered. This recommendation is supported by the Lake Auman Management Committee. Virgil Reid seconded the amended motion. Motion approved.
3. Fees for Johnson Point: Jim Meikle explained that he needed further clarification in regards to charging people for gazebos at Johnson Point. There is a two-tiered system in regards to community people and outside organizations in renting the facility. According to the rules on page 19 of 25 of the Rules and Regulations -- 6.4.8 “Reservations for Johnson Point”. All reservations require a deposit to be paid when the reservation is made. SLWLA members and Board approved Seven Lakes West or Seven Lakes clubs/organizations sponsored by a SLWLA member may reserve the gazebo/picnic area with charge. Call the community center for fee schedule. Commercial groups are charged \$5.00 per person regardless of age attending the function with a SLWLA member in attendance. Jim explained that he had shared in error information to a community member at the February 23, General Session. Charges that were printed in the new budget are being proposed fees for the upcoming year. The Board needs to approve the fee schedule before it becomes official. Tony and Mary Anne will meet and return to the Board with a proposal.

Discussion Items:

1. Lakeview Homes’ irrigation: A request from a Heron Drive home property owner to have irrigation installed around their units was received. The Board recommended that the unit owners who so desire to install, maintain and operate (pay utility costs) of their own irrigation systems be allowed access to water in the ponds and install the equipment on the Association’s Common area. The Board directed Hugh Beckwith to draft an easement agreement for this purpose, such agreement to include appropriate reservation of rights and protections for the Association.
2. Land from McDonalds: Closing on the property of two acres will be occurring next week for \$20,000.
3. Fencing on Banbridge Drive: The status of the survey is that it is not completed. Tony will follow-up and find out anticipated completion.
4. Timber Ridge Court: A bid solicitation request was sent out to install trench drain on Timber Ridge Court. Out of six sent out only one returned with a bid of \$53,750.00 Project options were shared that the Board find monies in the 2007-08 budget to re-fund this project, rebudget and move the project to the 2008-09 budget or find specialty sub contractors for the concrete and paving work and manage the project in-house. The Board recommended to not award the project. Ray MacKay will be examining a break-down of what’s alleged to the builder for White Drive paving/drainage

5. Multimedia Equipment: Jim Meikle and Jo Nicholas shared information received from George Jenner on behalf of the Long Range Planning Committee in regards to needs for the community center. It was noted that the LCD projector was in need of repair, however, Mary Anne stated that she would have her husband evaluate condition. Tony will contact George in regards to further media equipment needed.

Informational Reports:

1. Community Manager: Tony Robertson shared items of interest for the Board.
 - a. The ballot counting will begin tomorrow, Wednesday.
 - b. A request came from a community member in regards to the tax evaluations from Moore County and if the Board was participating in speaking about the evaluations. Board responded NO to this request—that's individual homeowner's responsibility.
 - c. It has been brought to the attention of the developer/owner of the guard house that the roof is leaking profusely. No action has occurred. Jim will contact the owner.
 - d. Potbelly Pigs: A community member has asked about having a potbelly pig for pet in the community. According to the Rules/Regulations and Covenants, only "customary" household pets are allowed.
 - e. A suggestion was shared that perhaps for the next year, the Board would hold informational sessions in regards to community knowledge with rules/regulations, boating, covenants, etc.
2. President: Jim Meikle shared items of interest for the Board.
 - a. The Long Range Planning Committee had wanted to contact legislative individuals in regards to the mail delivery issue, however, that will occur with the new Board.
 - b. Jim and Jo Nicholas shared that the LRPC had requested that the Board examine a new data base system in order to integrate data. It was decided that a committee will be chosen by George Jenner to examine the feasibility and hold discussions with office personnel. Jo will contact George. There is a need for confidentiality in regards to some information in the data base. LRPC has volunteers and program they would like to share.
3. Lake and Environment: Mary Anne Fewkes shared items of interest for the Board.
 - a. Dan Marks, dam engineer is writing specs for the dam
 - b. Discussion was held in regards to speed bumps/speed humps. Ray felt that EMS personnel do not favor such devices. Mary Anne will contact both EMS personnel in the area to discuss possibility and reasons for them. There was discussion that a survey is needed in regards to speeding on the dam

- c. Mary Anne shared information regarding a suggestion made by Gerhard Hergenbahn. The Board agreed to have Gerhard give a copy of the dam as built survey to Carthage office to support flood plain information.
 - d. Johnson Point: Damage has been done to slips with improperly tied boats. Boat slip renters can install extra cleats. Please note that slip and boat damages are the responsibility of boat owners.
 - e. New dock at Johnson Point: The Pee Dee electric company requested water out of our lake for its work and said they would pay for the water. Also, they damaged a part of the new dock and will repair it. Ray will notify them to use the old dock in attaining their water and remind them to not fill their pump generator with gasoline while on the dock.
 - f. Boating Rules: Mary Anne introduced proposed addition to rules directly related to NCWRC Statues. The rules will be presented to the community at the April General Meeting. Information will also be distributed in the mail house and newspaper for community knowledge. Mary Anne will be compiling an information sheet for the community.
4. Infrastructure: Ray MacKay shared several items of interest to the Board.
- a. The clearing in and around the West Side Park woods is complete. The privacy screening has been completed. Watering is being done on a weekly basis as needed.
 - b. Yard Waste: Dumping activity has really increased in the last couple of weeks. GREAT!
 - c. White Drive—weather permitting, the grading for the pavement extension and drainage work along Wertz Drive will be completed this week.
 - d. The new street signs for Carriage Park III have been installed.
5. Legal: Hugh Beckwith shared items of interest for the Board.
- a. Beacon Ridge Villas: Discussions are ongoing.
 - b. Gateway II—The Board will continue to solicit feedback from the community regarding Ron Myers' alternative concept for this property. Next steps will be dependent on community's preferences.
 - c. A motion was made by Hugh to convene in Executive Session at 12:46 p.m. to discuss a legal matter. Blaine Rowland seconded.
 - d. At 1:05 p.m., Board convened regular work session.
6. Recreation: Betty Milligan shared several items of interest.
- a. The Seven Lakes West Easter Egg Hunt will be held on Sunday, April 1, 2007 at 3:00 p.m. Groups will be divided into ages: two and three year olds, four and five year olds, and six and up. The Easter Bunny will be present and promises that many eggs will be hidden this year. Activities and games will occur throughout the afternoon. Refreshments will be served. Mark your calendars for April 1. Bring a basket or something to hold your eggs. RAIN DATE: Monday, April 2, 2007 at 5:00 p.m.
 - b. Children's Spring Tennis Carnival: The Seven Lakes Country Club Tennis Center and the Moore Tennis Association proudly present The Children's Spring Tennis Carnival on Saturday, April 14th from 12:30 to 2:30 p.m. (Rain date: Saturday, April 21st at the same time) It will be held at the Seven Lakes Country Club Tennis Courts This program is

FREE and open to student in grades 1 through 8—each child will receive FREE: pizza and pop, face painting, lessons taught by area certified pros, playing fun tennis games, a CAN OF GOODIES and MORE!!!! There are only 40 openings so sign-up as soon as possible! To sign-up or obtain further information please call the Tennis Center at 673-1096. The Seven Lakes Country Club Tennis Center is located on Edgewater Drive, Seven Lakes North.

7. ARC: Bill Mamel shared items of interest for the Board from the March 6, 2007 ARC Committee meeting. Jim Meikle was also present at that meeting. He expressed appreciation to the ARC members for their efforts in preserving property values and for their service to the community. He also reviewed the history of the ARC and commented on the need to maintain a positive relationship with the developers through diplomacy. Assignments were reviewed. A new resident had requested information on installing a screening type of fence. When given information that that type of fencing is not approved, he was concerned about property adjacent to his property not being maintained. Tony will contact individuals responsible. Concern was expressed by committee members about the fact that several COS still have not been received by Denise and documented, despite repeated requests made to the builder/contractor. Tony will follow-up with the county office to locate those not received. Inspection reports will be handled by Denise with or without violations and will be placed in the lot files. Bud Sales will be drafting a procedure to be reviewed by the ARC which would list steps necessary to resolve a non-compliance issue.
8. Security: Blaine Rowland shared items of interest.
 - a. A contractor found old ammunition on a lot as he was clearing. The sheriff was contacted as well as Fort Bragg (DOD) who removed the debris safely.
 - b. Speeding in the community: We now have a speed gun and Gus Danielson will get volunteers to monitor speeds and collect data for baseline measurement of speeding to report to the Board
 - c. Burning: Morganwood had a fire two weeks ago that no one was monitoring and it rekindled due to high winds. Last week two lots were burned because of same situation. A memo was sent to Morganwood resident regarding the needs for permits from ARC for open burning. Section 5.5.9 of the Rules and Regulation states that burning is prohibited for trash. However, leaves, tree limbs need a permit from the fire department and ARC before allowing burning. 4.1.4 states that outdoor fires are prohibited unless authorized by the Board. Ray will examine Morganwood covenants for further explanations.

Adjournment:

Motion by Virgil Reid to adjourn the work session with Jo Nicholas seconding was made.
Motion carried with the meeting adjourning at 1:55p.m.

Respectfully submitted,

Jo Nicholas, Secretary

Summary of Board Actions

- Approved the February 13, 2007 Board Work Session minutes.
- Approved the February 27, 2007 General Meeting minutes.
- Approved the February check detail.
- Approved a change to the rules and regulations: the maximum allowable length of a boat on Lake Auman is 22 feet, 6 inches LOA with boats over 22 feet, 6 inches registered before July 1, 2007 will be grandfathered.