

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, May 13, 2008
West Side Park Community Center**

Call to Order:

The president called the meeting to order at 8:01 am. Present: Ron Shepard, Ed Silberhorn, Mary Anne Fewkes, Ed Tuton, Ray MacKay, Karen Milligan, Jim Haggard, and Kathy Kirst. Absent: Blaine Rowland. A quorum was established. Also present: Tony Robertson, community manager.

Secretary's report:

Copies of correspondence received since the last work session was distributed to the directors. A letter on behalf of the CERT team, received after the other correspondence had been distributed, was added to the report. The absence calendar was circulated. Minutes of the work session held April 8, 2008 and the general meeting held April 22, 2008 were approved without objection.

Treasurer's report:

Check detail and the year end Profit and Loss report were distributed, and subsequent to some clarification, were approved without objection. The treasurer reported that some items in the P&L report were being recategorized to more accurately reflect budget categories. The results for the fiscal year ended 04/30/08 were close to budget, and some \$83,000 will be added to dam reserves as budgeted.

Committee reports:

Architectural review:

Ron Shepard stated that committee members who assess construction in the community are not inspectors, but observers who may note variations from plans submitted by builders.

Infrastructure:

Ray MacKay thanked Bob and Jan Patton for the donation of a rowboat to the association, which will be used for inspection and repairs of community ponds. MacKay also recommended we reevaluate the feasibility of incorporation with the North and South sides, along with the village of Seven Lakes. The Seven Lakes Civic Group and the Business Guild are exploring this option. The state legislature approved incorporation of St. James Plantation as a gated community, and we should consider this possibility. Responding to a question, MacKay reported that we have not yet installed a device on the communications tower to preclude individuals from climbing it.

Lake and Dam:

Director Fewkes indicated that annual boat registration is going well, with some two hundred registrations to date.

The boat patrol is being organized by Ed Cockman and Don Smith obtaining volunteers and creating schedules.

At Johnson Point, Bruce Keyser is periodically checking the docks for needed repairs or unusual activities. The boat storage area has been reorganized to rid it of unauthorized power boats.

The waiting list for boat slips is showing some movement, as some current slip lessees have moved out.

There has been one request for using diquat to rid a cove of unwanted aquatic growth. Fewkes stressed that the herbicide will only be applied should the growth significantly impede boat traffic.

Lastly, the dam engineer has received the final drawings regarding the proposed remediation, and the plan will be submitted to state authorities for approval this week.

In an aside regarding registration, the president indicated that it is going slowly, with about 200 of some 1,393 potential registrants having completed the process thus far.

Legal affairs:

Ed Silberhorn indicated that the Judicial Committee has held its first organizational meeting. The committee elected Charlie Merial as its chair and Pud Kent as its recording secretary. . Their first case will be heard on May 29th. He asked that the name of the group be changed to the Judicial Panel, to more closely parallel its function and the description in the Planned Community Act.

Ron Shepard moved for the name change, and Mary Anne Fewkes seconded. The motion carried unanimously.

Ed reported that he had sent an e-mail to Kathy Kirst and Mary Anne Fewkes regarding their inquiry concerning potential liability issues with the floating dock at Johnson's Point. He laid out possible solutions and discussed the insurance implications. A lengthy discussion ensued, and Mary Anne Fewkes was asked by Jim Haggard to convene a team to present a plan to the board to resolve the issue. .

The legal affairs director also stated that applications for two developments are being assessed. They are Stone Gate to be built near the east gate, and Chandler Hills along Longleaf Dr. on the east side of the lake.

Finally, Silberhorn announced an organizational meeting of the newly formed Legal Affairs Committee will be held on May 16th. He listed the names of the potential new members and there was no opposition. The new members are Hugh Beckwith, Linda Tableman, Gerhard Hergenbahn, Bob Fewkes, Ron Sickenberger, Mick Herdrich, Bob Williams, Tom Moran, Terry Shaffer, Bud Sales, Jay Mikula and Bill Mamel.

Additionally, other applicants are being considered for positions on the committee but their participation is still being vetted.

Recreation:

Karen Milligan reported numerous positive comments regarding the recent black and white dinner dance. Future activities include a two hour pool party on June 14th. The recreation committee is having a planning meeting in June, in which numerous new community events will be explored.

Security:

In the absence of the security director, the report will be deferred until the next work session.

Long Range Planning update:

On behalf of the committee, Roger Brooke and Bud Sales presented a “Projected Project Priority” list which is appended to these minutes. Three projects were accorded the highest priority rating, namely, conversion of the unguarded railroad crossing to a guarded crossing, resolution of the mail delivery problem, and a covenant change enabling the association to use non-perk or other land within the community for public purposes. In addition, two other projects, which are not optional, receiving the highest priority, were road repaving and creation of a financial reserve for dam valve replacement.

Among the projects was a recommendation, pending a decision regarding restoration of vehicular traffic over the dam, that possible recreational uses of the dam be considered, including fishing from the dam.

Ed Silberhorn moved that removal of the prohibition of fishing from the dam be called up as an action topic for consideration in six months after the dam remediation project is hopefully completed. Ed Tuton seconded, and the motion carried 7-0.

Bud Sales volunteered his services to the board in exploring all the projects, including the possibility of incorporation. Ed Silberhorn volunteered that the Legal Affairs Committee would be happy to assist the LRP with the incorporation conversation. He also said the Legal Affairs Committee would look into the property ownership issues at the front gate given Roger Brooke’s request regarding that matter.

A recess occurred at 9:24 am, and the meeting was called to order at 9:40 am.

Unfinished business:**Association management:**

A lengthy discussion regarding the pros and cons of obtaining a professional management company occurred. The president, based upon the input of board members developed a “requirement matrix” outlining our expectations for a management company. It was suggested the company be provided a list of our requirements to verify that they fall within the pricing that was provided. It was also suggested we obtain a contract which specifically encompasses our community management requirements, and obtain a customized contract which addresses these issues. Ed Silberhorn moved that the association engage the services of a professional management company. Kathy Kirst seconded. Directors Kirst, Milligan, Tuton, Fewkes, Silberhorn, and Shepard voted for the motion. Director MacKay voted against. The motion carried 6-1.

Unfinished business:

Association management (continued):

Ed Silberhorn moved that reasonable acceptance of a management company be subject to an extensive review of the final contract and pricing, and a thorough mutual understanding of the duties and responsibilities of the selected company. Mary Anne Fewkes seconded. The motion carried 7-0.

Member comments:

Judy Pendleton, on behalf of the communications committee, read a letter requesting the association employ a receptionist/secretary for office support pending our engaging the services of a management company. The president indicated that the request will be evaluated by the board.

2008-2009 board goals discussion:

Board goals, categorized among immediate (one year), intermediate (2-5 years), and long term (beyond five years) were distributed to the members. After discussion, various goals were moved to different categories on the list, an amended copy of which will be distributed to the board for action.

New business:

CERT letter:

A letter from Terry Riddle requesting funding for equipment to be used in emergency responses by the CERT team was discussed. Several members indicated support for the effort, and will assist in community fund raising efforts to assist in obtaining the needed items.

Community traffic/speeding control options:

Director Shepard circulated a document containing a list of 13 proposals to assist in controlling speeding in the community. After lengthy discussion, Mary Anne Fewkes made and Kathy Kirst seconded a motion to accept proposals 1, 2, and 3. The motion passed 7-0.

Ray MacKay moved that we also accept proposals 6, 7, 8, 9, 10, and 11. Karen Milligan seconded, and the motion passed 7-0.

Blaine Rowland, Ron Shepard, Ray MacKay and Ed Silberhorn will assist in implementation of the proposals.

Vandalism discussion:

Incidents of vandalism and theft have occurred at Johnson Point recently, prompting extensive board discussion. Numerous suggestions were considered, and a redefinition of the job description of the present compliance officer to include security duties was suggested. The community manager will compose a new job description for the compliance officer. Also, a new work schedule will be assigned to assure coverage during the times when vandalism and theft are most likely to occur.

Other:

Tony Robertson forwarded a request by a landowner to maintain an association right of way adjoining his property. Ed Silberhorn moved that Tony Robertson send a letter to the landowner giving our permission to maintain the property, subject to the association's existing rights. Mary Anne Fewkes seconded, and the motion passed 7-0.

Executive session:

Kathy Kirst moved the meeting go to executive session, Ray MacKay seconded. The motion passed without objection.

The meeting exited executive session at 2:35 pm.

Adjournment:

Without objection, the meeting adjourned at 2:36 pm.

Submitted by,

Ed Tuton, secretary