

**Seven Lakes West Landowners Association  
Board of Directors Work Session  
Tuesday January 8, 2008  
West Side Park Community Center**

**Call to order:**

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

**Secretary's report:**

The secretary distributed copies of correspondence to each director, and circulated the absence calendar for completion and subsequent distribution. The minutes of the December 11, 2007 directors work session were approved without objection.

**Treasurer's report:**

After examination by the directors, both the check detail and financial report were approved without objection.

**Committee reports:**

**Infrastructure:**

In addition to the written report submitted by director MacKay, he indicated that he has received no reply from Moore County regarding the fire hydrant issue.

**Lake and Dam:**

Mary Anne Fewkes, lake and dam director, summarized information contained in the committee's report, which essentially has narrowed down several dam remediation options to two alternatives. Both options will be presented to the North Carolina Department of Environment and Natural Resources for approval. Once approved, one option will be selected, and a contract will be put out for bid. Work will commence when the lake level is reduced sufficiently to allow the contractor to begin. Depending upon the remediation option selected, the lake level may be reduced some one to five feet. Director Fewkes extended thanks to Larry McCallum for his considerable effort in replacing lake buoys, and assuring that they are positioned properly during the boating season.

Director MacKay evinced surprise that Dr. Dan Marks, dam engineer, has not been invited to present his findings regarding the dam to the community in a general session. The lake director indicated that should sufficient interest in such a presentation arise from the land owners, she would see if that could be arranged.

Finally, some alterations in rules and regulations regarding use of dock slips at the Johnson Park Marina were suggested for board consideration.

## **Committee reports (continued):**

### **Security:**

Blaine Rowland reported that roving patrols of volunteers have been initiated in the community. Further, the bar code system is working well, and the delay in the east gate closing device has been reduced to avert the entry of closely following vehicles. He suggested a standard levy charge of \$200 for those damaging the entry arm, and will request a vote at the next work session. The lighting in that area will be enhanced so the identification of vehicles attempting unauthorized entry can be better identified by the video cameras.

### **Recreation:**

Jo Nicholas reminded the assemblage about the upcoming wine tasting scheduled for February 8<sup>th</sup>. Tony Robertson suggested initiating a H-O-R-S-E tournament at the basketball court. The recreation director will refer the suggestion to the recreation committee.

### **Architectural review:**

Bill Mamel left a message to remind directors that the proposed change to ARC standards be presented at the next general session, and voted upon at the Feb.12 work session.

### **Long range planning:**

Kathy Kirst indicated that the committee has identified numerous projects for evaluation. The committee, which will now meet monthly on Wednesdays, is in the process of prioritizing the numerous projects under its consideration. The full report of the committee, including an update on curbside mail delivery, is appended to these minutes in the minute book.

## **Unfinished Business:**

### **2008-2009 budget:**

The treasurer furnished board members four scenarios, referred to as options one through four as follows:

Option #1 – “08-09 parity option”

Dues – SLW/Morganwood \$35 decrease, Beacon Ridge/PSL \$67, plus an assessment of \$135 for dam remediation for all association members.

Option #2 – “Do nothing option”

Dues increases – SLW/Morganwood homes, no change, Beacon Ridge/PSL \$67.

Option #3 – “Compromise option”

Dues increases – 12% for all. SLW/Morganwood homes, \$80, B.R./PSL \$67.

Option #4 – “Finance committee option”

Dues increases – SLW/Morganwood homes, \$135, B.R. /PSL \$67.

Considerable discussion ensued regarding the relative desirability of the four options. Blaine Rowland moved for approval of option #3, Ed Tuton seconded. The motion received no votes.

**2008-2009 budget (continued):**

Ray MacKay moved for approval of option #2, Mary Anne Fewkes seconded. The motion was approved by affirmative votes of directors Nicholas, MacKay, Tuton, Fewkes, and Rowland.

**Mail delivery:**

Delivery options include curbside, centralized houses, and USPS delivery outside the community. A recent meeting with USPS representatives revealed that curbside delivery is a possibility, perhaps with utilization of contract mail delivery. Long range planning continues to pursue this matter.

**Loop the lake:**

Action on the proposal by the board was deferred, pending an evaluation of maintenance costs by the long range planning committee.

**Request for bar code entries:**

A request for bar code entries to allow relatives of a resident living nearby was denied. Bar codes presently possessed by non-residents will be deactivated when discovered, and notification is made. Bar code entries will continue to be issued to residents only.

**Other:**

The community manager requested that the board consider placing defibrulators at the front gate and at WSPCC. The president will investigate the cost of the proposal. Tony Robertson also asked that the recreation committee consider initiating a senior's exercise class. Although he plans to retire at the end of 2008, he indicated his availability to continue in the position beyond that date should the board ask him to remain.

**Recess:**

The meeting went into recess at 9:52 a.m. The meeting came to order at 10:13 a.m. The treasurer asked that she be put on record as strongly opposing the budget option approved. She stated that this option would generate an \$180,000 deficit, does not provide for any groundwork for long range projects, and she feels it places the financial stability of Seven Lakes West in jeopardy.

**Member comments:**

Roger Brooke, co-chair of the long range planning committee, mentioned that there are some 23 projects under its consideration, and recommended that new projects be forwarded to that committee for evaluation prior to board action.

**New business:**

**Annual meeting mailing status:**

The secretary reported that bids were solicited from five printing companies, and after evaluation of their proposals, Harris Printing was selected to prepare the materials to be included in the association's annual mailing. The directors were reminded that any input required of them for inclusion in the annual mailing to property owners is due by Jan. 19<sup>th</sup> 2008. Community volunteers have been selected to assemble the information and prepare the envelopes for the mailing.

The annual meeting is scheduled for Sunday March 16, 2008 at 2:00 p.m. in the great room of the community center.

**Candidate's night questions:**

Candidate's night is scheduled for Monday, Jan. 28<sup>th</sup> at 7:30 p.m. The list of questions to be addressed by candidates was reviewed, and some alterations were recommended.

Director Nicholas will provide the candidates with the updated list prior to the meeting. Should any candidate be unable to attend, their written responses to the questions will be read at the meeting.

**Wall of honor placement:**

The wall of honor will remain in place in the great room of the community center.

**Adjournment:**

Without objection, the meeting was adjourned at 11:07 a.m.

**Submitted by:**

**Ed Tuton, secretary**