

**Seven Lakes West Landowners Association  
Board of Directors Work Session  
Tuesday January 12, 2010  
West Side Park Community Center**

**Call to order:**

The president called the meeting to order at 9:00 a.m.

Directors present: Kathy Kirst, John Goodman, Karen Milligan, Ed Tuton, Ron Shepard, John Hoffmann, Ed Silberhorn, Mick Herdrich, and Adam Wimberly. Directors absent: none. A quorum was established. Also present: Joan Frost, community manager.

**President's comments:**

Ron Shepard introduced Alecia Bryant as the new administrative assistant in the association office.

He announced that regularly scheduled board work sessions will commence at 9:00 a.m. on the second Tuesday of each month, and that a second work session will commence at 7:00 p.m. on the fourth Tuesday of each month. Both sessions are anticipated to last for three hours unless extended via approved motion. Ron Shepard made, and Ed Tuton seconded a motion to approve the change in time of commencement of the evening work session. The motion carried 8-0, with director Wimberly abstaining.

Time for member's questions and comments will be slated for each meeting.

The work session slated for Tuesday, January 26 at 7:00 p.m. will be devoted to introduction of the five candidates for three open board positions, and a review and explanation of the proposed 2011 – 2012 association budget. Member questions and comments will ensue.

Ideas regarding continuation of the annual fireworks display include solicitation of funds from businesses, and/or matching contributions solicited from association members.

The amount of budget item for holiday decorations will be dependent upon the number of volunteers willing to perform that task this year.

**Secretary's report:**

Minutes of the work session held Dec. 8, 2009, and the special work session held Dec. 11, 2009, were approved without objection.

Ed Tuton made, and Ed Silberhorn seconded a motion to elect Karen Milligan as chair of the nominating committee for 2010. The motion was approved by a vote of 9-0.

**Treasurer's report:**

The treasurer stated that the proposed 2010 – 2011 budget will be posted on the association website once the cover letter is drafted.

After examination of the check register, Ed Tuton moved for approval. John Goodman seconded, and the motion passed by a vote of 9-0.

### **Safety and security:**

1. Director Hoffmann reported that in lieu of a custom made anti-climb device, a fence has been erected at the communications tower for \$200 to deter unauthorized entry.
2. A more effective device to mitigate lightning damage to electronic equipment at the east gate will cost some \$4,500. Repairs for such events have been about \$20,000 over the last two years.
3. The continuance of patrols by off-duty sheriff's deputies is under review due to cost effectiveness.
4. The cameras at entry points are ineffective, and would require an upgrade to assure auto license recognition. Pursuing this option is under review.
5. Perimeter fencing that has previously been proposed is under review by the Infrastructure and Security Directors. Fencing between the Pinnacles and outside commercial property is under consideration for the coming fiscal year.
6. The neighborhood watch patrol program now has 24 volunteers, and training is about 95% complete.
7. CAS has developed a calendar to register, track, and communicate the NHW Roving Patrol schedule among the volunteer Observers.
8. CAS is now managing all aspects of our use of Moore County off-duty Sheriff's Deputies to patrol the area.
9. The Security and Safety Director and Committee will place as much emphasis as possible on promoting the next phase of the Neighborhood Watch Program, which is to get all residents involved in watching out for and communicating with their neighbors; and to call in suspicious activity and persons.

### **Community manager's report:**

The sign at Johnson Point, extensively damaged by vandals, has been replaced at a cost of \$1,000 to the association, that amount representing the insurance deductible. Wingfield Properties, owners of Beacon Ridge CC, have paid \$10,760 in arrears arising from shared security costs. The balance of \$11,000 is scheduled for payment over four months.

Any alterations to the annual meeting notice must be submitted by Friday, January 15, 2010 to be included in the mailing.

The county requested a copy of association boat registrations, which was declined. It is the boat owner's responsibility to assure proper state registration.

### **Director's reports:**

#### **Architectural review:**

Director Adam Wimberly reported a question received regarding construction of manufactured homes in the community. Although this is clearly not permissible under ARC rules, he requested that association Rules and Regulations be modified to reflect this prohibition. The process to accomplish this has been initiated in his committee.

**Director's reports (continued):**

**Architectural review (continued):**

A request to construct a dock on a pond on Longleaf Dr. was rejected by the ARC, but, the homeowner may appeal to the board for permission.

Regarding septic issues, specifically; compliance, rights - of - way, assessment of lots, etc., and the committee is too busy with other business to accept that responsibility. He suggested that Gerhard Hergenbahn form a group to make recommendations in that regard.

He noted that clarification regarding issuance of bar codes, and costs attendant thereto, in the rules and regulation requires clarification, and should be addressed.

**Lake and dam:**

No notification has yet been received from the state regarding approval of the dam remediation project. Dr. Marks has expressed satisfaction with recent results of seepage analysis performed at the dam.

The boat ramp at Johnson Point will be altered at minimal cost to accommodate usage when lake levels are below normal.

**Infrastructure:**

Director Goodman reported that six bids have been received for removal of trees on dams along Longleaf Dr. The project will commence shortly.

The Entries Planning Committee continues to evaluate available options for upgrades. Culvert pipes under community roads are rusted through, and are beginning to undermine the thoroughfares. Eleven culverts under Longleaf Dr. have been evaluated; and alteration of grading, repairs to inlets and outfalls, and replacement of pipes will be required. The repairs, which are being prioritized, will cost \$5,000 to \$15,000 per site depending upon the complexity of each situation. Road closures of about one week per site will be necessary when the work commences.

Two new committees are in formation, one for roads and storm drainage, and one for landscaping. Volunteers are needed for each.

Mick Herdrich moved that negotiation be initiated for culvert pipe replacement based on fixed design/build proposals from highly qualified contractors, including unit prices for change orders, with pricing to be independently verified. John Goodman seconded, and the motion carried 9-0.

**Legal:**

A contract for acquisition of property at the east gate, for community use, has been prepared. Final acceptance will be subject to a vote by the membership.

**Community activities:**

Karen Milligan noted that the \$3,000 allocated in the budget for holiday decorating may not be fully spent, depending upon the willingness of volunteers to take up the task. She also emphasized the need for a community events coordinator to identify major events, obtain necessary volunteers, and publicize the activities to the membership.

## **Director's reports (continued):**

### **West Side Park:**

Director Herdrich clarified pool rules by observing that the minimum age for non-supervised entry is 14 years of age. Individuals who supervise children must be a minimum of 16 years of age. Pool passes will be limited to two per member, or four per day presuming a two member household.

To save \$15,000 to \$20,000 annually for lifeguards in addition to \$10,000 in liability insurance coverage, director Herdrich indicated the diving board will be removed from the pool, and users of the facility will do so at their own risk.

### **Old business:**

#### **Septic management program:**

Director Silberhorn noted that the septic management program is now mandatory. Office staff will be sending letters informing community members residing in the Lake Auman watershed of the mandatory change.

#### **Bar codes:**

John Hoffmann moved that rule 2.3.1 be amended to read that "Homeowners, lot owners, and renters shall be issued up to three (3) entry devices (bar codes) for their own personal vehicles (one for each vehicle garaged in Seven Lakes West) for a fee as set by the annual fee schedule per bar code." Upon the second of director Herdrich, the motion carried 9-0.

#### **Judicial panel:**

Ed Silberhorn, noting the passing of Gus Danielson, proposed Jim Johnson as his replacement on the judicial panel. Kathy Kirst seconded, and the motion passed 9-0. Director Silberhorn stated that his research as to whether there ever was a fixed percentage restriction on dues paid by owners of developed versus undeveloped lots found no restriction whatever.

#### **Public questions and comments:**

Claire Czuprina expressed disappointment with cancellation of the annual fireworks display. She proposed to raise funds for that purpose, and requested the board consider matching such contributions up to \$7,000.

Gerhard Hergenbahn supported the idea of continuing the fireworks.

He also expressed disappointment with the elimination of the diving board at the pool.

Pat Patrillo noted that the North Side has a very good fireworks exhibition.

Roger Brooke commented that the North Side event tends to be very crowded.

Adam Wimberly indicated that at one time one person underwrote the entire cost of the display.

Tom Dibella stated that it would be desirable for the association to pursue donations for fireworks. Also, he strongly backed director Hoffmann's plan to create a culture of volunteers in the community.

**Public questions and comments:**

Mick Herdrich noted that the cost of retaining the diving board would cost the association some \$25,000 per year.

John Goodman made, and Adam Wimberly seconded a motion to amend the operating budget by funding a fireworks display by matching monetary donations up to \$7,000.

The motion carried 9-0.

Karen Milligan supported having an events coordinator as well as a volunteer coordinator.

**Executive session:**

At 11:40 a.m. Ed Silberhorn moved that the meeting enter executive session. Seconded by Adam Wimberly, the motion carried without objection.

The meeting exited executive session at 1:07 p.m.

**Adjournment:**

Without objection, the meeting adjourned at 1:08 p.m.

**Submitted by,**

**Ed Tuton, secretary**