

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, February 23, 2010
West Side Park Community Center**

Call to order:

The president called the meeting to order at 7:00 p.m. Directors present: Ron Shepard, John Hoffmann, Ed Tuton, Kathy Kirst, Ed Silberhorn, John Goodman, Mick Herdrich, Karen Milligan, and Adam Wimberly. Directors absent: none. Also present: Denise Duncan representing the community manager.

Secretary's report:

Ed Tuton moved that the minutes of work sessions held on Jan. 26, 2010 and Feb. 9, 2010 be approved. Upon the second of John Goodman, the motion carried by a vote of 9-0.

Treasurer's report:

The treasurer stated that the mortgage loan on the community center, maturing on Feb. 26, will be extended for a period of five years by First Bank, subject to an appraisal. The interest rate will be at prime plus ½ of one percent, with a floor of 5% and a cap of 8%. Payments will be set assuming a 20 year amortization.

Ed Silberhorn made, and Adam Wimberly seconded, a motion to approve the extension of the loan according to the above conditions. The motion passed by a vote of 9-0.

Community manager's comments:

Denise Duncan reported that classes for use of the defibrillator will be offered on March fourth from one to four p.m. and again from seven to nine p.m. Interested parties will be charged a \$25 attendance fee.

Director's reports:

Architectural review:

Adam Wimberly performed the second reading of association rule 5.12 prohibiting the construction or use of mobile or manufactured homes in the community.

Ed Silberhorn moved for final approval of the rule, Kathy Kirst seconded, and the motion passed 9-0.

Committees:

Director Hoffmann expressed the view that all committee memberships should be affirmed by the board, and that this process be formalized by procedure. He requested a copy of the mission statement of the communications committee, which will be provided by the secretary who acts as chair as provided by previous board action. The exception would be the judicial panel, which must be chaired independently to preclude any appearance of conflict of interest by the legal director.

Director's reports (continued):

Committees (continued):

Director Milligan requested volunteers for open positions on both the nominating and community activities committees.

Community activities:

Numerous events are planned for the upcoming summer season, including monthly concerts to be held at Johnson Point on Fridays or holiday eves. More immediately, a presentation entitled "A family's financial start-up guide" will be held March 11th. The annual Easter egg hunt will occur on Palm Sunday. Visit the community web site for details. Karen Milligan iterated the need for additional volunteers.

Infrastructure:

John Goodman reported the landscape committee is now holding regular meetings, and is soliciting bids for exterior maintenance at West Side Park. The committee anticipates coordination and cooperation with the efforts of the beautification committee.

The roads and storm drainage group has some sixteen people working on projects which include the issues regarding remediation of drainage culverts. Director Goodman has met with a contractor, and methods to minimize cost to the association are being explored. Preliminary design work is done for the main entry mall, and looks very promising.

Lake and dam:

Mick Herdrich indicated that the process of clearing trees form dam faces on ponds along Longleaf Dr. is nearing completion. An ancillary benefit appears to be that additional sunlight will help to alleviate the icing problems occurring in those areas.

The state has not yet issued a certificate for the dam remediation; however, Dr. Marks is very pleased with the readings taken which indicate that seepage has been greatly reduced.

Safety and security:

Director Hoffmann reported that the snow and sleet response plan remains in the evaluation stage, particularly in regard to pre-treatment of roads with brine solutions or other methods. Information is being gathered from DOT and DENR, and a plan may be ready within two weeks.

The problem of speeding continues, and the sheriff has increased patrols, and is issuing tickets. In one case, the speed recorded was 56 mph. A recent study indicated that most speeding takes place during "rush hours" from 7:30 a.m. to 8:30 a.m., noon to 2:00 p.m., and 4:00 to 6:00 p.m. The use of speed tables is under consideration, but stricter enforcement will be used prior to implementation of that option.

While a majority of association members favor use of cameras at the gates, an upgrade will not be considered until the director is fully satisfied that they will work.

Member questions and comments:

Wendy Fisher read a prepared statement regarding speed control via the use of speed tables, and emphasized that speed bumps are not the same thing.

Chuck Spellman suggested preparation of a list of those who have vehicles that can “get around” on snow days be gathered for use by snowbound residents who may have medical appointments or emergencies requiring transportation.

Jim Barrett expressed approval of the proposed terms of the mortgage loan extension outlined in the treasurer’s report above.

He inquired as to the review of his revised analysis, which purportedly would yield a reduction of the dues increase requested in the budget. The treasurer expressed some confusion with the presentation, which would cause deficits in the future.

Tom Di Bella suggested a compromise, now or later, on the budget issue.

Virgil Reed, citing problems encountered with the cameras at the gates, requested clarification. Director Hoffmann stated that new cameras will not be purchased unless they work.

Ken Milligan asked why cameras were installed at the gates.

Director Hoffmann replied that they are used to obtain evidentiary material in the event of a crime, and to deter unauthorized entry at the east gate. Karen Milligan noted that a review tapes taken recently lacked sufficient resolution to make any identification in a recent case.

Ron Shepard noted that a recent letter sent to county commissioners Pacerno and Melton requesting the Greater Seven Lakes community Council be included in invitations to discussions of matters involving communities in Moore county.

Executive session:

At 8:15 p.m., Karen Milligan made, and John Hoffmann seconded a motion to enter executive session.

Without objection, the meeting exited executive session at 8:54 p.m.

Motion:

Ed Tuton made, and Ed Silberhorn seconded a motion to authorize the legal director to initiate a lawsuit as outlined by him.

The motion carried 9-0.

Adjournment:

Without objection, the meeting adjourned at 9:02 p.m.

Submitted by

Ed Tuton, secretary