

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, March 10, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 8:00 a.m.

Directors present: Blaine Rowland, Ron Shepard, Ed Silberhorn, Mary Anne Fewkes, Ed Tuton, Ray MacKay, and Kathy Kirst, and Karen Milligan. A quorum was established.

Also present: Joan Frost, community manager.

Secretary's report:

Correspondence received since the last meeting was distributed to directors.

Minutes of board work sessions held 01/06/09 and 02/10/09 were approved without objection.

Community managers report:

Joan Frost indicated that the counting of ballots for the annual meeting is proceeding. The community will engage the services of a roving guard to patrol the area during nighttime hours three or four nights a week.

The swimming pool will undergo certain upgrades to bring it in conformance with the Virginia Graeme Baker Act, which addresses the proper installation of drain covers for safety purposes.

Director's reports:

Infrastructure:

Director MacKay announced the initiation of an audit of spaces rented in the storage yard to assure accuracy of this information.

The roadway sealing project is proceeding, and should be completed this week, weather permitting.

Lake and dam:

Director Herdrich indicated that erosion problems at the sailboat storage lot have corrected.

Marina boat slips experienced an 18% turnover, and several individuals on the waiting list were no longer interested in renting a space. The director will initiate a poll of those remaining on the list to assure their continued interest.

Bids for the dam remediation project will be received shortly, and board action will be initiated once the bids are reviewed.

Security:

Director Rowland stated that the cameras situated at the east gate continue to produce "fuzzy" pictures, and that this situation is being addressed.

The number of complaints regarding speeding, vandalism, and burglary has declined recently.

Director's reports (continued):

Recreation:

Director Milligan outlined upcoming events, including an Easter egg hunt on April 4th, a support our troop's event on May 2nd, and a formal dinner dance slated for May 16th.

ARC:

Director Shepard stated that a new form of application regarding the erection of fences, requesting very specific information, has been developed by the committee. Compliance with association construction rules is being supplemented by regular patrols of the community, and a follow up system has been initiated to track actions taken where violations are noted.

Treasurer:

Director Kirst circulated the check detail report. After discussion, it was approved without objection.

Unfinished business:

2009-2010 nominating committee:

Mary Anne Fewkes made, and Ron Shepard seconded, a motion name Ed Tuton as chair of the committee comprising Ed Cockman, Ray MacKay, Betty Milligan, Mary Price, and Mike Shapiro. The motion passed 9-0.

Board election proxies:

Ed Silberhorn moved that the board conduct a secret ballot for candidates, and that the percentages of votes garnered by each be assigned proportionately to proxies received. Kathy Kirst seconded, and the motion passed 9-0. The results were passed to the community manager to be added to the ballot count which remains in progress.

Interim chairman:

Mary Anne Fewkes moved that Ed Silberhorn be named as interim chairman of the board for the period between the election of directors on March 15, 2009, and the organizational meeting slated for March 20, 2009. Ron Shepard seconded, and the motion carried 9-0.

PSL/ Lakeview maintenance contract:

Director MacKay moved that a contract for the landscape maintenance at the Pinnacles and Lakeview developments; in the amount of \$12,740, plus undetermined fees for pine straw, be awarded to Sunshine Landscaping and Maintenance for the coming year. Director Rowland seconded, and the motion passed 9-0.

Director MacKay moved that fees for the units in the Pinnacles be set at \$510, and that fees for the Lakeview development be set at \$752, to reimburse the association for the

contractual obligations set forth in the preceding motion. Kathy Kirst seconded, and the motion carried 9-0.

Unfinished business (continued):

ARC committee membership:

The ARC director moved that Jim Ballew, Gene Lenz, Ray Sibiga, Paul Nicholas, Ed Schempp, Bob Williams, Pete Chase, Jerry Lewin, and Ray MacKay be retained as members, and that Jim Johnson and Scott Duvall be added to the committee. Mary Anne Fewkes seconded, and the motion passed 9-0.

Mail delivery update:

The directors discussed a letter from the USPS indicating that no documents were found in their records regarding any agreements concerning mail delivery to the community. The legal director estimated retaining a qualified attorney to represent the association in this matter could cost about \$10,000, and going forward could be much more. The group consensus was that closure is required on this issue. An updated estimate on the cost of pursuing the options available to the SLWLA is needed prior to further action by the board.

Fireworks display:

The cost estimate for the annual July 4th exhibition is now \$12,000 versus the \$10,000 budgeted for the event. The SLLA exited an agreement that we each have the display in alternate years, foreclosing that possibility. Suggestions included soliciting donations to cover the shortfall, or reducing the length of the exhibition.

The president polled the directors, and seven wished to retain the event, one favored cancellation, and one abstained. The community manager will explore alternatives.

Member comments:

Mary Price announced that the communications committee is working on updating the handbooks distributed to new residents.

Roger Brooke stated that cost estimates surrounding the mail house issue were generated in 2005, and that this situation must be resolved before other recommendations regarding the Lakeway Dr. entryway can be generated. He noted that we are in competition with new real estate developments for residents, and that the present state of affairs could impact property values.

Unfinished business (continued):

Dam remediation:

Director Herdrich announced that nine companies were approached to bid the project, and three bids have been received. After examining the proposals, the lake and dam committee will prepare a recommendation for selection by the board. Examination of compliance with AIA standards, insurance requirements, Etc. will be undertaken by the

legal director. The east gate will be manned during the construction period to allow the contractor's vehicles efficient entry to the site.

New business:

Morganwood/horse trails:

The matter of where horseback riding in the community is allowable was discussed. Joan Frost will investigate further to ensure that the matter can be clearly addressed in community rules.

Operating fees and cost analysis:

At the request of concerned users, fees charged users at the marina and the storage yard were briefly discussed. Director MacKay, who provided analysis in each case, noted that fees were structured to not only cover ongoing operating expenses, but also to recover the initial capital outlays involved in land acquisition and construction of the facilities.

The president noted that a committee has been formed to examine storage yard fees, and a recommendation is anticipated shortly. The administration of the marina will be turned over to the community manager once the waiting list is updated by the lake and dam director.

Annual meeting agenda/New board member orientation:

The annual meeting agenda was approved.

Newly elected board members will receive orientation subsequent to an organizational meeting for the election of association officers and board assignments, slated for Friday, March 20, at 9:00 a.m. The time and date of the orientation session will be determined at that time. Retiring directors Fewkes, MacKay and Rowland generously volunteered their time to assure a smooth transition for newly elected directors.

Executive session:

The meeting entered executive session at 12:40 p.m.

The meeting exited executive session at 2:47 p.m.

Final actions:

Mick Herdrich moved that the float at the Johnson Point swimming area be removed due to liability issues. Ron Shepard seconded, and the motion passed 9-0.

A sign will be posted at the Johnson Point beach stating that anyone who swims there does so at their own risk.

For clarification of the fee schedule, Category A users of the community center shall be defined as "all Seven Lakes West residents."

Adjournment:

Without objection, the meeting adjourned at 3:01 p.m.

Submitted by:

Ed Tuton, secretary