

**Seven Lakes West Landowners Association  
Board of Directors Work Session  
Tuesday, April 08, 2008  
West Side Park Community Center**

**Call to order:**

The meeting was called to order at 8:00 a.m. Present: Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Karen Milligan, Blaine Rowland, Ron Shepard, Ed Silberhorn, and Ed Tuton. Absent: none. A quorum was established. Also present: Tony Robertson, community manager.

**Secretary's report:**

Correspondence received since the last work session was copied and distributed to each director. The absence calendar was circulated, copied, and handed to each director. Minutes of the March 11, 2008 work session, the March 16, 2008 annual meeting, and the March 26, 2008 organizational meeting were approved without objection.

**Treasurer's report:**

Treasurer Kathy Kirst presented the check detail and profit and loss budget reports for review. After discussing the reports, the board approved the monthly check detail without objection. The treasurer stated that the monthly P & L will be revamped to afford more clarity to readers. In addition, the association's books will close for the fiscal year on April 30, 2008, and expenses not submitted by March 28<sup>th</sup> will be charged to next years budget.

**Committee reports:**

**Architectural review:**

Director Ron Shepard indicated that letters have been forwarded to builders, reminding them that they now have ninety days to complete landscaping which had been deferred due to irrigation restrictions arising from drought conditions. Also, revised Standards for Design and Construction will be submitted for board approval at the next work session.

**Infrastructure:**

Director Ray MacKay submitted his committee report. Responding to a question regarding bringing maintenance "in house," he indicated this issue had been explored two or more years ago, and further study should be the province of the Long Range planning committee.

**Lake/Dam**

Mary Anne Fewkes stated that the stocking of "feeder fish" will commence shortly, and that the cost will be shared with the Lake Auman Sports Club.

**Legal:**

Director Ed Silberhorn reported that proposed changes in the community's form of Certificate of Completion are due to be finished shortly. He reported that he has researched the ability of the board to make the Septic Management Program compulsory and stated that the board could do so if desired so long as it made modifications in line with scientific evidence and made the program mandatory for watershed residents in order to preserve and protect Lake Auman. He offered to assist the appropriate director to make such changes as requested.

He stated he has researched the matter and legally the association may enforce certain traffic rules to slow down speeders by amending current Rules and Regulations, so long as the proposed rules are reasonable and due process is afforded. He offered to assist the appropriate director to make such changes as requested.

The legal director nominated Bud Sales for the position of community advocate. Kathy Kirst made a motion to do so, and Jim Haggard seconded. The motion carried unanimously.

Ed Silberhorn also announced that the Judicial Committee will have a reorganization meeting in May, and will retain mostly the same makeup, but possibly add two new members to obtain a full complement for the committee. He also proposed formation of a legal affairs committee to begin in May in order to provide support to the Legal Affairs Director.

Finally, he requested that the interest rate charged for delinquent amounts due to the association remain at 1.5% per month. Kathy Kirst made a motion to do so, and Ray MacKay seconded. The motion passed without objection.

Silberhorn indicated that past due amounts owing total about \$30,000 and appear to be "chronic delinquencies." No liens have been recorded since Oct. of 2006, and this item is now being addressed. He is hopeful the renewed action on this front will bear fruit for us.

**Recreation:**

Karen Milligan reported that five new members have been added to the committee. She reminded all of the upcoming "Black and White" dinner dance on May third which will include a catered four course dinner and dancing.

**Security:**

Director Rowland cited continuing efforts to calm traffic, and will consult Pinewild and CCNC this week to assess their efforts in this area. He stated that internal community watch programs can be established, and that the sheriff's department can provide information to groups that wish to do so. Internal nighttime patrols, manned by volunteers, continue on an unannounced basis.

**Community manager:**

Tony Robertson forwarded a request from Mercedes Herdrich on behalf of the local Episcopal Church regarding the preparation of meals to be delivered in the area. They requested use of the WSPCC kitchen one day a month for this purpose.

The board approved the proposal without objection.

### **Long Range Planning – covenant change:**

Bud Sales and Roger Brooke made a presentation regarding the necessity of a covenant change to enable mail delivery in the community. Essentially, two thirds of all members must approve the amendment to covenant Section 10 (aka Article IX) regarding mail boxes, before curbside mail delivery is possible. It was recommended that a ballot regarding the change be included in the annual dues billing to address this issue.

### **Long Range Planning – covenant change (continued):**

It was emphasized that the vote will not represent a referendum on mail delivery, but a way in which to afford the community a manner in which to make it possible. Regarding the possible change in the railroad crossing at the Lakeway Drive exit, an alteration to include three lanes enabling both right and left turns as well as straight ahead was recommended. A poll of the board revealed no objection.

### **Human resources committee – Community management recommendation:**

Ron Sickenberger, representing the committee, provided an extensive analysis of the issue. Our choices include hiring a new community manager in anticipation of Tony Robertson's retirement, or engaging the services of a professional management company to perform this function. After considering the numerous advantages and disadvantages of either option, the committee recommended we utilize a professional management company. Considerable discussion ensued, and the president deferred the ultimate decision until the next work session to assure the board has sufficient time to assess the alternatives.

### **Unfinished business:**

#### **Mail House and Exit Road Traffic Calming:**

Ray MacKay presented options regarding installation of speed humps at the mail house to reduce speeds around the location. Considerable discussion ensued, with the issue remaining unresolved.

### **New Business:**

#### **County Meeting on Fire Hydrants:**

County manager McSwain informed our representatives that the county has no funding available to install fire hydrants in the community. They will continue to install hydrants if the association purchases them. He suggested the possibility of a special assessment by the county to provide funding, but that this would be difficult to accomplish. All hydrants previously purchased by us have been installed, and our 2008-2009 budget has not provided for additional acquisitions of fire hydrants.

#### **Landscape Maintenance Contract Bid Review:**

The bids of several contractors were examined, and the bid solicitations of two contractors were found to be acceptable. Ron Shepard moved we accept the bids, and Ed Silberhorn seconded. The motion passed unanimously.

**2008-2009 Registration Process:**

Preparation for the mailing on May first is proceeding. Volunteers will be needed starting May fifth to process registrations.

**2008 – 2009 Board Goals Discussion:**

Owing to the hour, this was deferred until the next meeting.

**Executive Session:**

At 11:08 a.m., Kathy Kirst moved that the board enter executive session. Blaine Rowland seconded, and the motion carried without objection.

At 1:14 p.m. the board exited executive session.

**Adjournment:**

Without objection, the meeting was adjourned at 1:15 p.m.

**Submitted by:**

**Ed Tuton, secretary**