

**Seven Lakes West Landowners Association
General Meeting
Tuesday, April 22, 2008
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 7:31 p.m. Directors present: Ray MacKay, Karen Milligan, Blaine Rowland, Jim Haggard, Ron Shepard, Ed Silberhorn, Mary Anne Fewkes, and Ed Tuton. Absent: Kathy Kirst. A quorum was established. Also present, Tony Robertson, Community Manager.

Recognitions:

The president requested that new residents identify themselves. There was no response.

Introductory Comments:

President Haggard announced that annual dues notices will be mailed to landowners around May first, and will include a new preprinted registration form which recipients will complete once, unless changes in the information occur in the future. This will assist in completion of the community wide data base, which will assist both the directors and staff in responding to services needed by members of the association.

The president also cited members of the data base team, including Tom Dibella, George Jenner, Lindy Dibella, Maureen Mead, and Joel Martin for the considerable time and effort expended in collecting and organizing the information required in this project. Jim Haggard also stated that the Human Resources Committee has recommended the board consider engaging a professional management company to oversee the operation of the community. This step is now under consideration by the board, and the president assured attendees that the office would continue to be staffed by a manager and support personnel should this step be taken. Consideration of this recommendation is scheduled for the next board work session.

Presentation Topics:

Community events:

Karen Milligan, recreation director, indicated that some tickets remain for the upcoming "Black and White" dinner dance. She also announced that the summer children's kick off event will be held on June 14th from 12 to 2 p.m.

In an effort to diversify available activities, the committee is considering providing swimming lessons, tai chi classes, tennis lessons, etc. She asked that those possessing "special talents" volunteer their services. Details, for those interested, may be found on the community web site.

The community swimming pool is now being cleaned, and is scheduled to open Memorial Day weekend. Hours of operation will be expanded, with closing now slated to be 9:00 p.m. on week nights.

Legal Affairs:

Ed Silberhorn stated that the Judicial Committee has been reorganized to include Ed Zebley, Charlie Merial, Pud Kent, Jerry Lewin, Betty Milligan, JoAnn Lentz and Gus Danielson.

Bud Sales has graciously agreed to again serve as the Community Advocate in cases brought before the Judicial Committee.

Finally, the Legal Affairs Director alerted attendees that the annual dues mailing will include a ballot question involving mail distribution. It will ask residents whether or not they want to delete a covenant provision mandating use of the mail house for mail distribution. The Board strongly supports deletion of this covenant so that it will have more flexibility in deciding how to proceed in the future. The provision will require the affirmative vote of 2/3rds of all members in order to obtain passage. Ed asked that all those receiving ballots give the vote their careful consideration.

Community Emergency Response Team (CERT):

Terry Riddle provided an overview of the program initiated in 1985 in Los Angeles to provide community support in the event of disastrous occurrences. FEMA, recognizing that traditional responders might be overwhelmed in a catastrophic event, endorsed the concept in 1994, and governmental funding was provided. The Seven Lakes West team was recently organized, following the communities of Woodlake, Foxfire, and Pinebluff. Twenty volunteers from Seven Lakes West have completed the training, and have been divided among four teams addressing triage, search and rescue, and command center/communications. Additional support, including additional volunteers and financial support for equipment, is badly needed. Donations may be addressed to Mr. Riddle at 5523 Seven Lakes West. Inquiries may be made to TerryRiddle@aol.com

Dam Remediation Update:

Mary Anne Fewkes provided an update, indicating that the effort is “on track,” and that the plan will be reviewed by state engineers shortly. The dam director iterated that this review constitutes a “second opinion” regarding the dam engineer’s recommendations. The events leading to this effort commenced in 2003, and have continued to be an openly discussed and published process. At this time it is anticipated the drawdown of the lake level will be minimal during the remediation process. Dr. Dan Marks, the dam engineer, will make a presentation here in June or July to answer questions of landowners. Upon completion of the work, seepage analysis will be undertaken, and the results will provide guidance in the board’s evaluation of future use of the structure.

SLWLA Annual Registration:

The community manager outlined the upcoming registration process, which will include new forms intended to gather necessary information from landowners. The forms will include all data we currently possess, and any changes or updates will be collected at this time. Documentation will be verified prior to registration, and all information must be complete prior to continuing the process. The staff will accept payment of dues and other fees by check only, no cash or credit cards.

Boat Registration:

Mary Anne Fewkes reminded boat owners that proof of ownership is required, and that a separate liability insurance policy of at least \$100,000 is needed for boats of 50 horse power and up. A document, holding SLWLA harmless in the event of accidents, will be included in the package. Also, registrants must affirm familiarity with community boating rules by execution of the form. Boat registration and identification stickers will only be granted property owners and renters in good standing.

The director stated that the waiting list for boat slips at Johnson Point is over 100 individuals, and that “subletting” slips is unfair to those who are on that list.

Accordingly, a special identifying number will be issued with the boat decals of holders of boat slips. Those subletting boat slips will lose their rights to use of the slip.

Member Questions and Comments:

Jim Johnson read a letter on behalf of the “Dam Friends of the Lake” essentially in disagreement with the closure of the dam to traffic. The letter is appended to these minutes as part of the record of this meeting.

The president indicated that it would be very difficult to stop the process at this late date, but expressed his willingness to discuss the situation with Johnson.

The legal director pointed out that the issue had been exhaustively explored on candidate’s night prior to the recent election. The board’s decision had been settled at that time.

Ed Zebley requested the names of members of the “Dam Friends” committee, and how many members there were. Mr. Johnson demurred.

George Jenner asked whether the equipment of the CERT team included the “jaws of life.” Terry Riddle said it does not, but that the local fire departments have these devices. Mr. Jenner also asked that the community have an audio warning system to alert residents of impending emergencies.

Chuck Spelman commented regarding speeding in the east gate area, and the disregard of stop signs. The president indicated that the board is considering numerous options to ameliorate this problem. Blaine Rowland, security director, stated we are examining methods used by Pinewild and CCNC to enhance traffic control.

Charlie Flinchum opined that our own enforcement unit could achieve sufficient revenue via fines to pay for itself.

Winnie Fischer recommended we place hidden video cameras at undisclosed locations to identify violators, and fine them accordingly.

Covenant ballot:

Jim Haggard stated that the board strongly encourages the electorate to vote for the covenant change deleting the restriction on mail boxes.

Adjournment:

Without objection, the meeting adjourned at 9:12 p.m.

Submitted by,

Ed Tuton, secretary