

**Seven Lakes West Landowners Association
West Side Park Community Center
General Meeting
April 24, 2007**

Call to Order:

President Jim Haggard called the meeting to order at 7:32 p.m. Present: Hugh Beckwith, Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Blaine Rowland, Ed Tuton. Also present, Tony Robertson, Community Manager. Absent: Jo Nicholas.

Welcome to Members and Guests:

President Haggard welcomed attendees, and requested that any new members identify themselves. No new members did so.

Introduction of Board Members:

President Haggard introduced board members in attendance to the group.

Presentation Topics:

Community manager:

Tony Robertson commented upon the recently completed painting of the water tower. Boats and trailers which were moved to avoid overspray damage should be returned to the storage area.

Dues statements and other important documents will be forwarded to landowners early next week. Enclosed will be forms for both automobile and boat registration. The process can be facilitated if landowners bring proper documentation, including auto registration, boat registration, proof of insurance coverage, and checks for payment of dues and fees. The staff will take copies of required documents. Alternately, landowners may provide copies of the documentation which the staff may retain. Registration will take place Monday through Thursday from 10 a.m. to 5 p.m., and on Fridays from 10a.m. to 4 p.m.

Tony extended thanks to The Women of Seven Lakes for the acquisition of ten new banquet tables for use in the community center.

Security:

Blaine Rowland outlined results of a recent traffic survey which revealed a number of speeding violations, particularly on the dam, and on Smathers drive. The Sheriffs department has agreed to patrol the area, and issue traffic tickets when appropriate.

Landowners are still experiencing difficulty entering the East gate as the entry device cannot be situated to pick up transponders which are located too low on the windshield. Staff at the front gate will assist in relocating transponders to the proper location in order ease entry.

Cameras at both entrances have been improved and repositioned to clearly record license plates of those entering the community.

Lake, Dam and Environment:

Mary Anne Fewkes outlined proposed changes of boating rules required by our agreement with the NCWRC. The changes have been well publicized, and will be provided to everyone who registers a boat.

Mary Lois Teyssier inquired regarding where boat registration may be accomplished locally. Locations cited by attendees included Seven Lakes Hardware, Carthage Farm Supply, and Wal-Mart.

Community Topics:

President Jim Haggard outlined goals and objectives for 2007-2008, including:

- Creation of a data base to facilitate community wide decision making and communications.
- Completion of an audited financial statement.
- Finalize the process examining the feasibility of obtaining home mail delivery.
- Initiate revision and updating of association bylaws and rules where necessary.
- Development of a long range plan, including projected capital improvements, for the community.

In the area of communications, the president emphasized open and comprehensive disclosure of board actions to the community. To accomplish this, he discussed three steps the board has taken to improve communications:

- Creation of a Finance/Audit committee.
- Creation of an independent and impartial communications committee which will obtain ideas from the community, communicate these ideas to the board, obtain responses from the board regarding the ideas, and explain actions taken on the ideas presented. Mary Price will chair the committee.
- Open board work sessions to community members. This proposal was passed during the April 10, 2007 work session. Work sessions are expected to be held in the activity room of the community center in order to accommodate those wishing to attend. Community members will not participate in deliberations, but may make statements before or after the meetings. Specific details are still being worked out.

The president then offered his thoughts on long range planning. The process will include input from the Long Range Planning Committee regarding what Seven Lakes West will look like in the “out years,” and how we will get there. Revenue projections will be prepared to determine financial resources available to meet demands in the following areas:

- Infrastructure
- Dam
- Lake
- Operations
- Security
- Capital Improvements

Once the demands arising from this examination and the financial resources available to meet them are determined, the level of future dues required to meet these needs can be estimated. Although we cannot tell exactly when these expenditures will arise, we can determine with some certainty when funds will become available. The Long Range Planning Committee has been assigned the task of making the projections necessary to accomplish this task.

Member Comments:

Lionel Kuhn asked whether the board is considering a vote of residents to abrogate the agreement with the North Carolina Wildlife Commission.

Charlie Flinchum inquired about access roads being built into Seven Lakes West. Specifically, he cited a newspaper advertisement by a purveyor of equine fodder offering direct delivery to the Morganwood tract via Lucas Road.

George Jenner asked if the annual letter outlining procedures for automobile and boat registration will clearly outline the documentation required by the office staff to complete the registration in a timely fashion. Mary Anne Fewkes iterated guidelines for boat registration.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Ed Tuton

Final