

**Seven Lakes West Landowners Association
General Meeting
Tuesday, April 28, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 7:34 p.m.

Directors present: Adam Wimberly, John Goodman, Karen Milligan, Ed Tuton, Ron Shepard, John Hoffmann, Ed Silberhorn, Kathy Kirst, and Mick Herdrich. Absent: none.
Also present: Joan Frost, community manager.

Recognitions:

Frank Land identified himself as a new community member.

President's comments:

The president cited the Lake Auman Sports Club for its' annual spring cleanup around the lake. Additionally, brush removal and necessary maintenance were accomplished at Pine Island. The voluntary efforts of Dick Williams, Ron Workman, Don Smith, Jim Johnson, Don Hauck, and Maurice Martin thankfully recognized.

With the advent of boating season, the president expressed the wish that boaters conduct themselves in a safe and considerate fashion. The boat patrol, headed by Ed Cockman and Don Smith, will continue surveillance of the lake in order to caution boaters when unsafe practices are observed.

Director's and community manager comments:

Treasurer:

Kathy Kirst reported the sale of a certificate of deposit at a premium, proceeds to be utilized for the dam remediation project. The fiscal year ending April 30, 2009 is projected to exhibit a surplus, which will be added to financial reserves.

Community manager:

Joan Frost stated that the business office will expand its hours to 9:00 a.m. through 7:00 p.m. from May 4th through May 15th. Hours between 3:00 p.m. and 7:00 p.m. will be used to collect and process annual fee collections.

Infrastructure:

John Goodman announced the need for volunteers for three new committees:

1. A landscape and maintenance committee.
2. A roads and drainage committee.
3. A capital improvement and special projects committee.

Prospective members are encouraged to submit their names to him.

Director's and community manager comments (continued):

Lake and dam:

Director Herdrich noted that the dam remediation project is going well, and may be finished by mid-May. Upgraded drainage ditches behind the dam have been completed. He reminded boaters to bring all necessary documentation when obtaining boat stickers to speed the process.

Legal:

Director Silberhorn announced NCDOT approval of the railroad crossing project at the main entrance of the community.

Work is continuing on four proposed annexations to the association.

He noted that there will be a ten year warranty on the dam remediation project.

Recreation:

Director Milligan outlined three upcoming events:

1. On May 2nd a support out troops event.
2. A May 16th formal dinner dance themed "A night in Paris".
3. A May 21st Seven Lakes Forum presentation by General Kernan entitled "Afghanistan and Iraq today".

Safety and security:

Director Hoffmann outlined issues which will be the focus of attention:

1. Avoidance of serious accidents. He noted that the installation of speed humps and bumps work to slow traffic, and will see increasing use in the community.
2. Association rules and regulations will be aggressively enforced.
3. Securing the perimeter of the community from unauthorized access is a high priority.
4. He has spent a great deal of time at the gates, and noted frequent unsafe practices by residents entering and exiting Seven Lakes West.
5. The sheriff's department will be brought in at unspecified intervals to issue citations when warranted.
6. Safety violations noted by the lake patrol will ultimately be reported to him for possible judicial committee action.
7. Complaints regarding roving dogs should first be discussed with the owner. If resolution of the problem is not attained, report to the community manager for referral to the proper authorities.

He iterated that we must have a safe and secure community.

Member's questions and comments:

Chuck Spelman asked that action be taken to enable residents to walk on the road adjacent to the "airport" property. One of the owners has posted private property signs, and Spelman requested board intervention in this matter.

Frank Land noted considerable numbers of speeding violations along Smathers Drive.

Charlie Flinchum informed the group that he has received assurance from Beacon Ridge CC that the maintenance area is being locked each night to preclude unauthorized entry into the community.

Bob Horne characterized the board as a "stonewalling dictatorship," regarding its handling of the retention of pool fees despite receipt of a petition demanding a "public meeting" on the matter.

The president noted that twenty one free guest passes for owners seems more than sufficient for most residents.

Considerable discussion of the issue ensued; however, the board remained steadfast in the view that user fees are necessary to support such an expensive amenity.

Jan Patton asked that a written policy be established regarding death notices being posted on the community bulletin board at the main entrance. She noted that the possible omission of names of deceased North Side residents was "embarrassing, reprehensible, and unconscionable."

Charlie Flinchum requested that a policy be written regarding the use of the mail house for activities such as solicitation of money and gathering of signatures, Etc. President Shepard indicated that this is under discussion by the board.

Max Foley noted that a "shed" which has been erected on a residential property is not in compliance with community rules.

The ARC director indicated that the matter is being addressed.

Linda Horne asked whether SLLA residents will be required to pay guest fees at the pool. The president stated that they will be required to do so.

Kay Haggard suggested a basis, derived from past pool usage and costs, be found to ascertain a fair resolution to the pool fee issue.

Cliff Usher complained of unattended dogs running through his neighborhood on Lawrence Overlook. A certified letter has been forwarded to the owner regarding fines to be assessed in the event of a recurrence of such incidents.

Member's questions and comments (continued):

Ed Silberhorn expressed disappointment with lack of civility, and instances of name calling during the session.

Adjournment:

The meeting adjourned at 8:52 p.m.

Submitted by,

Ed Tuton, secretary