

**Seven Lakes West Landowners Association
Board of Directors General Session
Tuesday, June 23, 2009
West Side Park Community Center**

Call to order:

The meeting was called to order at 7:33 p.m.

Directors present: Ed Tuton, Adam Wimberly, John Hoffmann, Ron Shepard, Ed Silberhorn, Kathy Kirst, Mick Herdrich, and John Goodman. Director absent: Karen Milligan. Also present: Joan Frost, community manager.

Recognitions:

New residents or attendees to the session included Jim Lasher, David Quinlan, and Tina Darby.

President's comments:

The president lauded community activities, including the recently completed instructional course provided by the Seven Lakes Sailing Club, the stocking of some 6,000 brim by the Lake Auman Sports Club, and the upcoming musical event at Johnson Point on July third.

The Greater Seven Lakes Community Council, comprised of the McLendon Hills Landowners Association, the SLLA, the SLWLA, and the Seven Lakes Business Guild, are writing by-laws for the organization. The purpose of the council is to advance the common interests of its members, when actions affecting the communities are being evaluated by the various government entities overseeing the area.

Infrastructure:

John Goodman announced the formation of an "Entries Planning Group," which will evaluate various options, including possible land acquisition, surrounding the two primary entries to the community. Additionally, a master planning process is being initiated, which may include engagement of a land planning and design firm to initiate plans for the main entrance.

Annexation of the Parkwood development near the front entrance will proceed once questions regarding the ultimate location of the guard house are resolved.

Contracts for road striping and perimeter fencing have been approved. Striping will commence next week, and fencing will be installed in July or August.

Residents of Butterfly Court are considering a proposal by the board regarding amelioration of flooding during heavy rains.

Community manager:

Joan Frost reported that over 80% of dues have been collected, and that delinquency notices have been forwarded where necessary. Over 70% of other fees have been received.

Architectural review:

Adam Wimberly noted increased complaints regarding placement of satellite TV reception antennas. Gate guards have been instructed to notify the ARC when vendors seeking entry with such equipment arrive, so that a committee member may accompany them to the site and assure non-intrusive installation.

He also requested that all yard waste, including grass clippings, be deposited at the community yard waste site.

Legal:

Ed Silberhorn announced plans to amend Chapter 5, Section 3 of rules and regulations to make the septic management program mandatory. A workshop will be held in July, and the board will review the recommendation at its next work session.

The Parkwood annexation is proceeding subject to resolution of drainage issues.

A conceptual proposal for the Stonegate development, to be located near the east gate, has been submitted to the county review board for evaluation.

Community activities:

Summertime events will include first Friday musical events at Johnson Point in July, August and September; a family movie night at the community center on July 10, and a “girl’s night out” golf clinic at Beacon Ridge on July 23rd.

Safety and security:

John Hoffmann noted a meeting with the area representatives in which he made a presentation of his ideas, and solicited input from the group regarding security issues. He has recommended full or part time manning of the east gate entrance. Some residents expressed concern regarding being “trapped” in the event of an emergency. Hoffmann noted the existence of three “back” exits from the community which will be available in the event of a catastrophic event. The location of these exits will be publicized, and the CERT team, as well as local emergency squads, will take direct action to assure evacuation of the area if necessary.

He noted that the recent lack of rain has caused dry conditions, and urged vigilance when residents are dealing with fire. He noted that no open fires are allowed in the community. He also emphasized safety for boaters and swimmers with the advent of boating season. Coyotes and foxes have been seen in the area, and he noted that these animals should not be approached or cornered.

A speed bump has been installed at the east gate to help prevent tailgating through that entrance.

Public comments:

Jamie Eilert inquired regarding the plan to make entry barcodes mandatory next year in light of the proposed manning of the east gate. The security director explained that some 30% of residents do not have bar codes and those residents slow traffic at the main entrance by diverting the attention of the gate guards from their primary duty of screening vendors and other visitors. He also stated that manning the east gate full time and converting it to a vendor/resident entrance could alleviate traffic tie-ups at the main entry.

Public comments (continued):

Nancy Workman commented that the growth of the community will require the use of more than one entry point.

Judy Pendleton criticized the placement of sheriff's department patrol cars for the purpose of speed control.

Shirley Criswell inquired regarding the maximum number of barcodes being set at three.

Jim Lasher asked why the floating platform at Johnson Point had been removed. It was explained that the presence of a diving board at the community pool precipitated the hiring of lifeguards. Having the platform at Johnson Point in the absence of lifeguards could entail liability issues the community wishes to avoid.

Tina Darby inquired about the timing of reopening the road over the dam. Director Herdrich explained that evaluation of the effectiveness of the remediation effort will require six to nine months, after which the option will be studied in light of the costs involved for road upgrading etc.

Betty Milligan requested a comment regarding securing entry by unauthorized persons via various roads and paths surrounding the area. Director Hoffmann noted that efforts have included extension of the fence behind the Morganwood development along route 73, installation of posts and berms blocking entry, and planned fencing near the community center and along Lucas Road. Chuck Spelman and Ray MacKay have been asked to evaluate perimeter security, and make recommendations to the board.

Charlie Flinchum noted that the sand bags supporting the barricades at either end of the dam have undergone deterioration, and should be replaced.

Adjournment:

Without objection, the meeting adjourned at 8:25 p.m.

Submitted by,

Ed Tuton, secretary