

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday July 10, 2007
West Side Park Community Center**

Call to Order:

The meeting was called to order at 8:03 a.m. Present: Hugh Beckwith, Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, Blaine Rowland, and Ed Tuton. A Quorum was established. Also Present: Tony Robertson, community manager, and Mary Price of the communications committee.

Secretary's Report:

Correspondence was received from Senator Dole's office indicating that the US Postal Service will not offer home postal delivery in the community.

The minutes of the June 12, 2007 work session were approved. Minutes of the June 26, 2007 general meeting will be amended with regard to remarks by Gus Danielson made pertaining to the expense of new mail houses.

Treasurer's Report:

June check detail was scrutinized, and approved without objection.

It was noted that Lakeway Drive and dam spillway repairs were not projected in the Profit and Loss Budget Performance report for June, 2007. The document has been reformatted to produce a more easily understood report.

The CPA firm engaged to perform a full audit now possesses all the information needed to complete its' work. We are now "in the queue" and work should commence shortly.

Committee Reports/Clarification:

Lake and Environment:

Mary Anne Fewkes reported an increased incidence of vandalism around the lake recently, including siphoning of gasoline from boats, theft of cleats at Johnson Point, and the removal of various signs. The president suggested creation of a violations database to include violations of association rules and regulations as well as vandalism and theft.

The lake director stated that the installation of security cameras at Johnson Point is being considered. The security director suggested scheduling groups of community volunteers to patrol problem areas between the hours of 9:00 p.m. to 3:00 a.m. The president assigned Blaine Rowland the task of finding individuals to establish the patrols. Tony Robertson indicated that the Sheriff's office can provide assistance in establishing such watch groups.

Architectural Review:

Bill Mamel reported that erosion and runoff remain continuing problems. He emphasized that enforcement of standards surrounding the issuance of Certificates of Completion is key to forestalling breaches of rules.

Infrastructure:

Ray MacKay reported that final bids for the improvement of Lakeway Drive are due Friday. His recommendation will be forwarded to the board for action when all bids are received.

Recreation:

Tony Robertson indicated that many compliments have been received regarding the July 4th fireworks display. He cited Blaine Rowland, Ray MacKay, and Virgil Reid for their efforts in making the celebration a great success.

Unfinished Business:

Vehicle Registration:

Jim Haggard stated that some 2,100 registrations have been put into electronic form, and that some 500 more await recording in that manner. Completion of that task is essential to the conversion to a bar code entry system at the East gate.

Blaine Rowland reported that installation of the new entry system will begin shortly, and will require two to two and one half weeks for completion. He proposed that bar codes be installed gratis for those landowners who turn in transponders during the conversion. Others would be required to pay for the bar code entry devices.

Bill Mamel recommended that bar codes be issued only to residents.

Mary Anne Fewkes proposed that bar code entries be installed in a staged process, with residents being served first.

Jim Haggard requested that Tony Robertson search community records to ascertain the holders of multiple transponders. He also noted that volunteers will be needed to install the transponders. Members of the Lake Auman Sports Club, and Area Representatives could provide a sufficient number of people to complete this task.

Ray MacKay proposed that individuals exhibiting vehicle registration addresses in the community be the first priority in receiving bar code entry devices.

The president appointed Blaine Rowland to oversee the process, to be assisted by Kathy Kirst, Jim Haggard, and Tony Robertson.

Emergency Notification Signage:

Signs to notify residents of emergencies and breaking news have been ordered. These will be posted at entries to the community. Landowners will be instructed to visit the community website for details.

Action Item Status:

- The new fee schedule has been approved, and this item is therefore removed from the action item list.
- Open burning was discussed at some length. Blaine Rowland proposed that open burning be prohibited except for the Morganwood area, where the burning of undergrowth would be permitted in cases where the landowner obtained services of a certified burn contractor to conduct and control the burn. An informal poll resulted in an even split on the issue. Jim Haggard requested that Blaine Rowland prepare a written proposal for board action at the next work session.

Action Item Status (continued)

- Mary Anne Fewkes is continuing to investigate installation of security cameras at Johnson Point. She is also considering doing away with the three dollar monthly temporary boat storage plan at Johnson Point.
- Bill Mamel stated that in view of the changing technology associated with TV reception, current rules governing antennae installation in the community may need to be changed.
- Mary Anne Fewkes reported that a Sheriff's deputy recently issued some thirteen tickets for speeding over the dam. She also reported that a dam engineer will be here shortly, and that some repairs requiring a temporary closure of traffic over the dam may be necessary.

A recess occurred at 10:06 a.m.

The meeting was called to order at 10:20 a.m.

Member Comments:

Judy Pendleton asked that:

1. A library committee be established by the board.
2. That the board creates funding for book cases in the library.
3. Observed that the library needs community volunteers to support its operation.

Jim Haggard stated the board will pursue this matter, and report back to her.

Tony Robertson observed that Bill Carl is building book cases for the library.

New Business:

Boat Storage Lot Access:

Access difficulties regarding the boat storage lot were discussed. Essentially, users desire a better system for entry and departure. Ray MacKay will poll members of the Sports Club and others to determine whether a better system can be devised.

Street and Area Signing:

Ray MacKay will assess the need for installation of more warning signs for areas where numerous children reside.

Tony Robertson will examine signs used on the North Side and in Pinewild common areas to determine if our signage needs alteration or improvement.

Area Representatives:

Ed Tuton reported that the community has been divided into thirty nine areas, each needing one representative. This should be a permanent delineation, with no more reassignments of areas being required. Currently, thirty six areas are represented, and volunteers are being sought to represent the remaining three. The representatives are setting up telephone trees to facilitate emergency notification, and email address books to assist with routine communication. Completion of these initial tasks is anticipated in early September.

By-Laws/Rules & Regulations Update:

The president appointed the secretary to look into changes which may be necessary. A list of names of property owners who have proposed alterations will be provided to start the process. Proposals will eventually be posted on the website for landowner comments and input prior to actual changes being made.

Walking Path Proposal:

It was noted that initial fund raising efforts for the proposed “Loop the Lake” pedestrian path have begun. Issues needing attention include:

1. Use of the right of way adjacent to community streets will require board approval.
2. The issue of who will bear the cost of continuing maintenance was raised.
3. The possibility that liability insurance premiums may increase was raised.

Jim Haggard stated that more details regarding the plan are needed before any action can be taken.

Cooperative Purchasing Agreement:

Blaine Rowland moved, and Ray MacKay seconded a motion that the association enter a cooperative purchasing agreement among Moore County, and many political subdivisions within the county, for the purpose of reducing the cost of obtaining items at lower cost. After discussion, the motion was approved unanimously.

Adjournment:

Without objection, the meeting was adjourned at 11:28 a.m.

Items Requiring Action:

1. Blaine Rowland to enlist volunteers to patrol areas prone to security problems.
2. Tony Robertson is to provide the president a list of landowners holding numerous transponders.
3. Ray MacKay will solicit input from community regarding a better system of access to boat storage yard.
4. Ray MacKay to investigate the need for additional warning signs in areas highly populated by children.
5. Ed Tuton will initiate examination of Rules and Regulations and By-Laws, and solicit input for necessary changes.
6. Tony Robertson will examine signage in other gated communities and prepare recommendations for signs located in our common areas.

Respectfully submitted,

Ed Tuton, Secretary
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