

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

**Call to order:**

Vice president John Hoffmann called the meeting to order at 7:30 p.m.

Directors present: Adam Wimberly, Mick Herdrich, John Goodman, John Hoffmann, Ed Silberhorn, Kathy Kirst, Karen Milligan, and Ed Tuton. Directors absent: Ron Shepard. A Quorum was established.

Also present: Joan Frost, community manager.

**Presiding officer's comments:**

John Hoffmann noted the thirtieth anniversary of the community, and recounted a brief history of the development.

**Guest speaker:**

The vice president introduced detective Kip Dennis of the Moore County Sheriff's Department, who was present to address concerns regarding community security in general; and a recent incident of vandalism involving the theft of a pontoon boat and damage arising there from in particular.

Ray MacKay queried whether a key was in the boat when it was taken.

Kip Dennis stated the key was not in the ignition, but was on the boat.

Randy Garner asked numerous questions regarding procedures for guest entry at the main entrance regarding steps taken by security personnel to verify the identity of residents granting such permission in view of caller identification blocking and other technological innovations.

Ultimately, director Hoffmann stated that he would take steps to tighten up procedures after consulting knowledgeable individuals on his committees.

Mary Anne Fewkes, citing efforts three years ago, asked if sheriffs could patrol the lake. Dennis replied that this might be possible with permission of the sheriff, but suggested we contact the state wildlife commission with this request.

Tom Lawless asked what members of a neighborhood watch, or a similar group, could legally do when legal violations are seen.

Dennis stated that such groups are only empowered to observe such incidents, and report them to the sheriffs department.

John Hoffmann noted that he has asked for forty volunteers to initiate a roving patrol to make such observations and act as a deterrent to incidents of vandalism.

Lawless inquired as to what one may do if the catch someone violating the law.

Dennis stated that individuals have the right to protect themselves.

Tom Allen asked whether one could take photographs of those engaged in criminal activity.

Dennis stated that this is permissible.

**Guest speaker (continued):**

Ron McGaughey asked if retired law officers in the community could be deputized to enforce law in the community.

Dennis said only if they complete Moore County sheriff's department training, or are "company" (hired by the association) police. It was noted that company police are only empowered to act on "common property."

George Jenner asked what would become of sheriff's department protection should the association decide to hire company police.

Dennis stated that the sheriffs would still be required to "cover the area."

Patrice Martinez cited dangerous speeding incidents in her neighborhood.

Detective Dennis indicated that the department cannot act in the absence of a complaint, and pertinent information which could identify the perpetrator.

**Recognitions:**

New residents Janet and Bob Sarget, and Julie and Bo Slaughter identified themselves. John Hoffmann expressed thanks to all who have volunteered time and effort to the betterment of the community.

**Director's reports:**

The community manager announced that because very few residents have utilized the evening hours scheduled for Tuesdays and Thursdays at the office, this service will be terminated effective August first. Should service be required in the evening, appointments may be arranged.

**Legal:**

The legal director reported:

1. The second reading of the mandatory septic management rules will occur at the board's work session on August 11<sup>th</sup>.
2. A new citation and ticketing program is being implemented.
3. Cooperation with the sheriff's department is encouraged.
4. The association has no police or arrest powers, and is not immune from lawsuits arising from the acts of volunteers.

**Community activities:**

Director Milligan reported:

1. A summer concert at Johnson Point on August 7<sup>th</sup>.
2. A family movie night on August 14<sup>th</sup>.
3. A rubber stamping demonstration class from 11:00-3:00 on August 19, 2009.
4. Seven Lakes forum on Sept. 17<sup>th</sup>.
5. Annual "Margaritaville" party on Sept. 19<sup>th</sup>.
6. Oil and acrylic painting classes to come in September.

**Safety and security:**

John Hoffmann reported that entry procedures for vendors and guests have been tightened, and hangtags for recurring service providers will expire monthly unless renewed at a residents request.

### **Committee information:**

#### **Fire hydrant committee:**

Patti Cleary provided a history of the issue, which culminated in the finding in 2004 that some seventy five more fire hydrants were needed in order to bring the community up to standards. With the addition of hydrants since that time, the association still needs some forty five more to meet county requirements. A budget request for twelve hydrants per year will be made in order to close the gap. A map delineating locations of present hydrants, and exhibiting where they are needed was provided by Ray MacKay, who has provided invaluable assistance in this effort.

#### **Rules and regulations:**

John Hoffmann commented that committee work on this subject had been reviewed in an eight hour special board session. The update will be available for residents' comments by August 11<sup>th</sup>.

#### **Safety and security:**

Director Hoffmann stated that an emergency board meeting regarding the vandalism cited above resulted in a \$1,000 reward being offered to any person providing information resulting in the arrest and conviction of the perpetrators. Four additional amounts have been donated by concerned association members. Anyone wishing to supplement the fund is encouraged to contact the community manager.

#### **Member comments:**

Grace Kirkpatrick commented on boats speeding near the shoreline of the lake.

Barbara Lewis encouraged efforts to enforce community rules.

Kelly Wilson commented upon some residents with bar codes allowing followers in the east gate.

Adam Martinez stated that he is not in favor of manning the east gate.

Skip Ragland indicated that the cameras at the east gate do not seem to be a sufficient deterrent to unauthorized entries at the east gate.

John Hoffmann is having people with engineering expertise study this issue.

#### **Adjournment:**

Without objection, the meeting adjourned at 8:48 p.m.

**Submitted by,**

**Ed Tuton, secretary**