

**Seven Lakes West Landowners Association
Board of Directors General Session
Tuesday, August 25, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 7:32 p.m.

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

Recognitions: No new residents identified themselves.

Officer's reports:

President's comments:

The president cited volunteers who, under the supervision of a certified burn specialist, burned piles of brush and wood debris on Pine Knoll Island.

It was also noted that the library committee was soliciting donations for installation of enhanced lighting in their space at the community center, and that a donation box for that purpose is located in the association office.

Treasurer's report:

The treasurer presented the funds status report and income/expense statements for the month ending July 31, 2009. The budgeting process for the upcoming fiscal year has begun, and proposed actions will include replenishment of association financial reserves.

Community manager's report:

Joan Frost stated that rules compliance inspections are regularly conducted on a weekly schedule in targeted areas, and photographs of violations are taken. Since January, between 300 and 350 written notices, providing time to correct noted violations, have been sent. She noted that this is a time consuming process, requiring patience before positive results occur.

Director's reports:

Architectural review:

Director Wimberly, noting that increased awareness of the committee's activities is needed, reported that his committee's actions have resulted in 158 letters and 96 emails noting violations. Some 283 photos have been taken to substantiate actions needed for any required corrective steps to be taken by affected property owners.

He also noted that over 45 projects, not all involving the construction of new homes, have been approved since March.

Director's reports (continued):

Legal:

Director Silberhorn noted that the second official reading of revised Rules and Regulations had been read at a special director's meeting held August 21st. Adoption by the board is anticipated at the October directors work session.

He commented that criminal activities observed by residents should be reported to the sheriff's office, and that animal control issues should be referred to county animal control officials. Matters arising from violations of community rules should be reported to the community manager for action. If no resolution occurs, referral to the community advocate and judicial panel for further action, including imposition of fines, may result. Ticketing for "misdemeanor type" violations is provided for, and may include warnings, \$25 tickets for first occurrences, \$50 for second occurrences, \$75 for third violations, and fines for ongoing violations up to \$100 per day as ascertained by the judicial panel. Community input on rule and regulation changes is encouraged, and is available on the website.

Community activities:

Director Milligan outlined numerous upcoming events, schedules of which are available in the community center, the mail room, and the website.

Safety and security:

Director Hoffmann reported that some breaches in perimeter fencing have been repaired, and that modems involved in the transmission of information from the east gate to the gate guards require attention due to a recent lightning strike.

Next Monday, at 7p.m., an organizational meeting will be held for the Neighborhood Watch Program. Also, training for community patrol volunteers will commence shortly. The director encouraged residents to be alert to unusual activities in their neighborhoods, and to report these to appropriate authorities when necessary.

Member's questions and comments:

Paula Hill reported seeing two young children driving a golf cart without lights on the street on a recent evening. This represents a dangerous condition, and is a violation of community rules.

Bob Strehle asked whether the dam road could be opened for emergency vehicles. The president stated that the decision remains months away.

Strehle also noted an incident he witnessed regarding youthful water skiers outside the designated area, but could not identify the boat.

Finally, he noted that when his car is in cruise control at 35mph it goes over the speed limit when going downhill.

Priscilla Snee thanked the community for rapid response in cleaning up windblown debris on Butterfly Court after a recent windstorm. She also noted that the owner of a nearby vacant lot was not diligent in cleaning up a fallen tree due to a lightning strike.

Member's questions and comments (continued):

Judy Pendleton of the library committee iterated a request for donations for track lighting in the facility which will cost some \$600.

Charlie Flinchum noted that the downhill speeding problem encountered when using cruise control may be ameliorated with the judicious application of brakes.

Adjournment:

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

Submitted by:

Ed Tuton, secretary