

**Seven Lakes West Landowners Association
Board of Director's General Meeting
Tuesday, September 22, 2009
West Side Park Community Center**

Call to order:

The president called the meeting to order at 7:30 p.m.

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

Recognitions:

Ruth Galdera identified herself as a first time attendee at a general meeting.

President's comments:

Director Shepard announced that that an AED device (defibrillator) has been purchased, and will be located in an accessible area at the community center in the event of an emergency.

Community manager's comments:

Joan Frost indicated that she has participated in numerous compliance runs. Recent emphasis has been placed on the boat and trailer storage yard, checking for boat licenses and cross checks on the locations used by association members. Over one hundred compliance letters have been sent relative to this effort.

Financial information is being compiled for the treasurer's use in preparation of next fiscal years budget.

Director's reports:

Community activities:

The countdown for Christmas activities has started, and Edie Thomson, a resident expert in decorative services, has volunteered to assist in the adornment of the community center and entries to Seven Lakes West.

A BYOB party is planned in conjunction with the annual tree lighting ceremony, to include light jazz entertainment at the community center.

No "trunk or treat" event is planned for this October due to lack of participation last autumn.

A family movie night will take place on October 29th at 7:00 p.m., with a showing of "Return to Witch Mountain."

Other activities include children's art classes, shag dancing, yoga instruction, Tai Chi, Seven Lakes Forum, and instruction on complimentary food and wine selections.

Director's reports (continued):

Legal:

The legal director reported that the second reading by the board of directors of revised rules and regulations will take place Friday, Sept. 25th at the community center. He also said that he would give a statement to the Times concerning a Motion the Board made on September 8th based on inaccurate information concerning certain lots to be foreclosed upon. He mentioned that he had heard that the Times had been asked to print a retraction and the Times had asked us for a statement. He indicated we were ready and willing to give a statement to correct the record and that we were awaiting hearing from the complainant to see what his desire might be in terms of what he would like to see said in the paper about the issue.

Safety and Security:

Director Hoffmann announced the kick-off of the neighborhood patrol, to be accomplished by 28 volunteer observers using the community compliance vehicle. Scheduled for late nights and week ends, in conjunction with sheriff's department patrols, the intent is to deter damage to private and association property in the community. Volunteers will neither confront nor pursue suspicious individuals, but are intended to reduce undesirable activity by their presence.

A standard operating procedure has been established for access to the community and its facilities. Vendors and contractors will be admitted upon verification by the residents employing their services. Delivery services, such as FEDEX and UPS, will be admitted as a matter of routine.

Contracts for improvements of lighting and security sensors at Johnson Point have been initiated.

Residents were reminded to have street addresses prominently displayed for the use of fire and emergency vehicles entering the area.

An emergency egress plan is being written, and the location of signage indicating egress points is under consideration.

Secretary:

As nominating committee chair, the secretary encouraged interested association members to run for open board positions in the next election.

Member comments and questions:

Louis Gregory expressed concern regarding potential community liability which might arise should roving patrol volunteers be injured in pursuit of their duties.

John Hoffmann responded that as members of a board committee, they are covered by the association's liability insurance policy regarding any liability they may cause but that they were personally responsible for any medical bills they might have to pay as a result of being injured. He pointed out that they were volunteers and not employees and were not covered under our workers compensation policy and did not have medical coverage from the Association. Also, they are trained under guidelines established by the national sheriff's association.

Gene Lentz inquired regarding progress made in obtaining curbside mail delivery. The president indicated that our latest request was denied by the USPS, but that we have made a further response outlining our position in support for the service.

Ruth Galdera stated disappointment with the appearance of the mail house. The president indicated that the delay arises from unresolved issues surrounding the entryway to the community.

Member comments and questions (continued):

Bill Price inquired regarding the availability of street number signs from the West End Fire Dept. John Hoffmann will obtain this information.

Mr. Price also asked about the status of the rail crossing upgrade. The president stated that the project will begin in 2010.

Ruth Galdera complained regarding the appearance of unsold and foreclosed upon properties. The community manager has corresponded with the owners in this regard; however, association cannot legally trespass on the property to ameliorate the situation.

Virgil Reid noted that neither the developer nor Beacon Ridge CC have paid their portion of security costs for a period of time. The president noted that the issue is being addressed with the parties.

Louis Gregory iterated his concern for the safety of the volunteers in the neighborhood patrol.

Adjournment:

Without objection, the meeting adjourned at 8:30 p.m.

Submitted by,

Ed Tuton, secretary