

**Seven Lakes West Landowners Association
General Meeting
Tuesday October 23, 2007
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 7:32 p.m. Present: Jo Nicholas, Ray MacKay, Jim Haggard, Ed Tuton, Blaine Rowland, Hugh Beckwith, Mary Anne Fewkes, and Bill Mamel. Absent: Kathy Kirst. A quorum was established. Also present: Tony Robertson, community manager.

Recognitions:

Michelle Lasher identified herself as a new resident of the community.

Introductory Comments:

The president provided general information as follows:

1. Lauded Betsy Mikula & Jo Nicholas for organizing bulletin boards in the mail house.
2. Observed that the previous board had examined introduction of a “reverse 911” emergency notification system for use in the community. Due to the estimated cost of \$18,000, the idea was shelved. The plan has yet to be considered by the present board.
3. He stated that most residents have obtained the new bar codes to enable entry to the community. Because the pace of installation has slowed sufficiently, our data base will be probed to ascertain instances in which residents have obtained more than the maximum of three bar codes per property. Those residents will be asked to provide written justifications for exceptions, which will be examined for approval on a case by case basis. The desire is to assure consistent treatment throughout the community.
4. The security employees at the front gate have been confronted by some individuals seeking entry and exhibiting behavior “grossly beyond the norm.” The board will now examine incident reports arising from these events at its’ monthly work sessions, and devise remedial action.
5. In the absence of the treasurer, the president announced that the November work session will be devoted to developing a financial budget for 2008-2009. Highlights of the proposal will be unveiled at the November general meeting. Treasurer Kathy Kirst will then meet with groups that desire more details and explanation regarding the plan.

Presentation Topics:

Scott Brooks, Moore County Director of Public Safety, made a presentation regarding the establishment of a Community Emergency Response Team (CERT) in Seven Lakes West. Under a grant by the Federal Emergency Management Agency (FEMA), local community volunteers receive twenty one hours of emergency training, and are issued a kit of emergency supplies upon completion of the course. Training has been completed in Pinehurst, Southern Pines, Aberdeen, and Foxfire. The training is comprised of seven weekly three hour sessions addressing the following:

- Disaster Preparedness
- Disaster Medical Operations/First aid
- CPR Class

Presentation Topics (Continued):

- Disaster Fire Suppression
- Disaster Search and Rescue
- Disaster Psychology and Team Organization
- Course Review and Team Exercise Scenario

Mr. Brooks exhibited the emergency kit to the assembly. In response to a question by Jan Pillnow, he indicated at least eight volunteers would be needed to justify initiating the training, with no upper limit on the number of participants.

Community Manager Comments:

Tony Robertson personally thanked the public safety team for its assistance to him during a medical emergency.

The community has been requested to reduce water usage, and consumption has exhibited a marked reduction during October, meeting the goals set by the county. County authorities have requested that we report unauthorized water usage by residents, which could result in issuance of a \$500 warrant for non-compliance.

Recreation Announcements:

Jo Nicholas thanked the many volunteers who have helped to make our community events such a great success.

Planned future activities include:

- Wed., Oct. 31 – “Trunk or Treat” 5:30 p.m. to 7:00 p.m. at WSPCC upper parking lot.
- Sun., Dec 2 – Annual Christmas tree Lighting 3:00 p.m. to 5:00 p.m. at WSPCC great hall.
- Sun., Dec. 9 – Children’s Christmas Party 3:00 – 5:00 p.m. at WSPCC great hall.

The Recreation Committee is planning several events for 2008, be alert to future announcements.

Lake and Dam Report:

Mary Anne Fewkes, Lake Director, reported that the lake level has become so low that boaters are encountering difficulties in launching from the Johnson Point boat ramp. She is exploring remedies with a firm that recently corrected a similar problem at Lake Pinehurst.

She also stated that we are releasing water from Lake Auman at a rate of two cubic feet per second. She is now exploring the extent of any legal obligation we may have to continue this practice.

The State Department of Environment and Natural Resources recently inspected the dam, and it is felt the results derived will prove positive. Steve Cook of that department indicated approval of the steps we have taken to avert continuing deterioration. Dr. Dan Marks, the dam engineer engaged by the community, is in the process of formulating a remediation plan. Upon submission of the plan, the state will review it, constituting an informed second opinion as to the efficacy of the proposed remediation. Finally, an emergency action plan is also required by the state, and it is being formulated by Dr. Marks.

Fire Hydrant Statement:

Pat Cavellius and Bob Johnson, residents of Owens Circle, outlined in considerable detail the obstacles encountered in obtaining fire hydrants on their street. The association has purchased several hydrants, but the county has not installed them due to a shortage of staff. Cavellius requested the association install two fire hydrants per month until optimal fire protection is attained.

The president indicated that the water system serving Seven Lakes West is owned by, and the responsibility of the county, and that the association does not possess the resources to assume the additional burden of installing fire hydrants.

Member Comments:

Patti Cleary stated it is estimated that some 72 more fire hydrants are needed to attain county standards for adequate protection.

Allan Terrutty indicated that the fire hydrant issue was the developer's problem, and should be resolved by them.

Tony Robertson explained that the former developer sold the water system to the county years ago, and that the Moore County Water System now obtains all revenues arising from Seven Lakes West. Accordingly, it is their responsibility to install the hydrants.

Bill Parker stated that the homebuilders association had approached the county commissioners for permission to allow private contractors to install water taps in cases where the water department was unable to respond quickly enough to their needs. This permission was obtained.

Max Foley commented favorably on the Lakeway Drive improvement, and lauded Ray Mackay for his role in implementing the project.

Jan Pollnow thanked the board for the improvements and upkeep of the beach and other facilities at Johnson Point.

Grace Behrens stated that she has gathered some 500 signatures opposing the "Loop the Lake" project, and would present the petition to the board.

Erik Stromberg, a volunteer at the West End Fire Dept., stated that the routes used by the department in response to emergencies in the community have been altered to reflect the closure of traffic over the dam.

Tony Robertson observed that both the West End and Seven Lakes fire departments pressure test our existing fire hydrants biannually with satisfactory results.

Adjournment:

Without objection, the meeting was adjourned at 8:52 p.m.

Submitted by:

Ed Tuton, secretary