

**Seven Lakes West Landowners Association
Board of Directors General Meeting
Tuesday, October 27, 2009
West Side Park Community Center**

Call to order:

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

Directors present: Karen Milligan, Kathy Kirst, Ed Tuton, Ron Shepard, John Hoffmann, John Goodman, Mick Herdrich, Adam Wimberly, and Ed Silberhorn. Directors absent: None. A quorum was established. Also present: Katie Patnode representing the community manager.

Recognitions:

Diane Evans stated that this was the first meeting she has attended. Tom and Marge Holleman identified themselves as new residents.

President's comments:

Ron Shepard stated that a new defibrillator has been received, and is located at the community center. A schedule of classes, with a maximum capacity of ten attendees, will be announced shortly; and community members are encouraged to attend for training in use of the device.

In order to reduce duplication expense, the community newsletter will be distributed to association members via email. Members are encouraged to provide their email addresses to the office if they wish to avail themselves of this service.

Director's reports:

Secretary:

Members were reminded that nominees for open director positions are being sought, and all interested parties are encouraged to step forward.

Treasurer:

The Income/Expense and Funds Statements were distributed to attendees. The treasurer noted that total expenses for this fiscal year were over budget because dam remediation costs, planned for last year, ran over into the current period.

Community activities:

Director Milligan noted that a local realtor has cited the availability of numerous classes and activities held at the community center as a selling point for Seven Lakes West as a desirable place to live.

Various upcoming events were outlined, and residents were reminded to check calendars carefully, as some regularly scheduled activities may be deferred or cancelled due to the holiday season.

Director's reports (continued):

Infrastructure:

Director Goodman cited numerous drainage issues under study, including, among others, Butterfly Court and Timber Ridge.

Reserves for road replacement must be increased, and are included in the committee's recommendation for the upcoming budget.

Legal and compliance:

The legal director reported that the final reading of updated rules and regulations will take place at the regularly scheduled work session November 10, 2009. He thanked the many association members who participated in the project. Recent changes include allowing boats and RV's to be parked on residential property for 96 hours within a one month period; reconciling differences in some rules regarding boat speed; adding decibel level limits for boats; and changes in the citation form to be used by the compliance staff.

Architectural review:

Director Wimberly announced an operational change in the duties of the deputy chair of the ARC, in which that individual will oversee day-to-day activities of the committee in order to assure continuity to the responsibilities delegated to the group.

Safety and security:

John Hoffmann stated that the neighborhood watch program is up and running. A roving patrol of 26 volunteers is now performing observation in the community on an unannounced schedule.

A minor vandalism event occurred on Anchor Point. Some trash was strewn about, and Hoffmann suggested that trash containers be secured until the morning of scheduled pick-up. Efforts to coordinate security with other communities in the area are being examined.

Community manager:

Katie Patnode indicated that forty letters regarding compliance issues were forwarded during the month. Some twenty of the situations have been resolved, and five represented repeat violations.

Member's questions and comments:

Dick Williams, citing incidents last year, inquired regarding any additional security measures being taken in anticipation of the upcoming Halloween night. The security director indicated that the east gate will be manned, the roving patrol will be activated, and that the sheriff's department will be present for a six hour shift.

Betty Milligan, referring to perceived violations of community rules in the development adjacent to the main exit, asked what actions were being taken to address the situation. It was explained that because the development has not yet been annexed by the community, it is not subject to our rules.

Member's questions and comments (continued):

Jane Sessler asked whether the AED device would be available at Johnson Point when major community activities are scheduled. The president indicated that this has not been planned, but that procuring another unit may be a good idea.

Ronnie Milligan inquired as to the disposition of the case of major vandalism which took place in July. The president indicated that the sheriff's office has closed the case, as no evidence was uncovered which might lead to an arrest.

Charlie Merial requested information regarding the cost of the community pool. The treasurer stated that the association does not account separately for its cost centers, as the expense allocation is difficult to track. With the assistance of CAS, a clearer picture may be available in the future.

Diane Evans reported a suspicious incident involving a "gray haired lady in a late model Cadillac" cruising slowly in her neighborhood. The security director indicated that she should dial 911 when she feels endangered.

Winnie Fisher complained regarding piles of brush piled on lots adjacent to Longleaf Dr. Because the property is not part of the association, there is no action we can enforce to correct the situation.

Adjournment:

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

Submitted by,

Ed Tuton, secretary