

**Seven Lakes West Landowners Association  
Board of Directors Work Session  
Tuesday November 10, 2009  
West Side Park Community Center**

**Call to order:**

The president called the meeting to order at 9:02 a.m.

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

Directors absent: None. A quorum was established.

Also present: Joan Frost, community manager.

**Officer's reports:**

**President's comments:**

None

**Secretary's report:**

John Goodman made, and Adam Wimberly seconded a motion to accept the minutes of the secretary dated October 13<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup>, 2009. The motion was adopted unanimously.

The absence calendar was circulated for subsequent distribution to the directors.

**Treasurer's report:**

After examination by the directors, Ed Tuton moved that the check register for the period ended 10/31/09 be accepted. Mick Herdrich seconded and the motion carried by a vote of 9-0.

**Financial procedures for 2010:**

**Billing cycle:**

Adam Wimberly made, and Karen Milligan seconded a motion that the association will provide a monthly option for the payment of dues, subject to board ratification of specific details of a proposal to be developed by the finance committee.

After discussion, including the treasurer's caution regarding potential loss of interest income; and utilization of reserves during the initial transition to the proposed billing schedule, the motion carried 7-2, with directors Kirst and Silberhorn dissenting for procedural reasons.

**Automobile decals:**

The subject of elimination of automobile decals was discussed, as the process of their application is labor intensive and time consuming. Alternatives available include issuance of more substantial identification cards for residents.

**Boat registration:**

The process and cost will remain the same as previously.

**Storage yard fees:**

The fees for the storage yard will be standardized, regardless of the item being stored. Each space will have the same cost, and items requiring more than one space will be charged accordingly.

**Treasurer's report (continued):**  
**Financial procedures for 2010 (continued):**

**Swimming pool charges, passes, and lifeguards:**

Alternatives presented by the community manager for ongoing operation of the pool were explored. In order to reduce costs of the amenity, the possibility of elimination of lifeguards; coupled with removal of the diving board, was proposed.

The community manager and director Herdrich were tasked to develop a specific recommendation for the December work session. At the suggestion of the legal director, Terry Shaffer of the insurance committee will be included, so that liability implications of any recommendation developed will be fully examined.

**Community manager's report:**

Water quality concerns, arising from county reports which are not readily understood, have been referred to proper authorities for clarification.

The estimated cost of the annual fireworks display has risen to \$14,000. Utilization of a less expensive licensed vendor is underway.

The task of archiving community documents, directed by Tom Moran, is underway.

**Director's reports:**

**Architectural review:**

Director Wimberly outlined the difference between the construction oversight function and compliance function of the committee. Compliance issues are pointed toward identification of properties which fall below community standards, and taking action to initiate corrective measures. He recommended that a permanent position of deputy chair for compliance be created.

Ed Silberhorn made, and Kathy Kirst seconded a motion to create the position of deputy chair of the ARC compliance committee, and to confirm Pete Chase as deputy chair. The motion carried by a vote of 9-0.

**Communications committee:**

Mary Price noted that an updated handbook for new residents, including revised rules and regulations, will soon be available.

**Community activities:**

Director Milligan outlined numerous activities on December 12<sup>th</sup>, including community tree lighting, a visit from Santa, and an association Christmas party.

**Infrastructure:**

John Goodman reported that drainage problems on Longleaf Ct. have been addressed. Similar issues on Timber Ridge and Otter Dr. will be attended to shortly.

A proposed plan for the entryway at the gateway mall is being pursued with land designers. Upgrading of the east gate entry is also under consideration.

Solutions to noted erosion at the rear or the lower pond dam are being evaluated, as well as tree removal and refurbishment of drain pipes at that location.

## **Director's reports (continued):**

### **Lake and dam:**

Director Herdrich stated that the last sweep of the lake for unregistered boats unveiled fifteen possibilities, but further investigation revealed that all were registered; however, owners had neglected to affix appropriate stickers. He suggested a system of fines be developed to encourage compliance.

Administrative oversight of Johnson Point and the marina has been transferred to the community management company.

### **Legal:**

This session represented the last public reading of updated rules and regulations.

Kathy Kirst moved that rules and regulations, as modified at this meeting, be approved.

John Hoffmann seconded, and the motion carried unanimously.

### **Safety and security:**

John Hoffmann related that Detective Galloway of the Sheriff's department will address community representatives regarding safety and security of homes.

An emergency access plan remains under development, as potential exits from the community are still being identified.

John Goodman and Jim Johnson are making good progress in finding better ways to protect east gate security electronics from lightning strikes.

Johnson Point lighting and motion sensors have undergone upgrades in order to reduce vandalism and theft.

### **West Side Park:**

Director Herdrich indicated that his role as liaison for the facility is redundant, and suggested these duties be transferred to the community manager. Major issues will be referred to the president for resolution.

Mick Herdrich made, and Ed Silberhorn seconded, a motion to transfer overall responsibility for administration of the West Side Park Community Center to the community manager. The motion carried 9-0.

## **New business:**

### **Schedule of board meetings:**

In order to shorten the length of work sessions, Karen Milligan moved that that the board have two work sessions per month in the upcoming fiscal year, to be held during evening hours. John Hoffmann seconded, and the motion failed to carry, with one affirmative vote, four nays, and four abstentions.

Ed Silberhorn made, and Kathy Kirst seconded a motion to hold two work sessions per month, one as currently scheduled, and to convert the evening public session to a work session beginning in January, 2010. The motion carried by a vote of 7-1 with one abstention.

Director Hoffmann asked that the management company make suggestions which would shorten the length of board meetings. Several Directors noted that more adherence to Robert's Rules of Order would also tend to shorten the Board meetings.

**Executive session:**

Without objection, the meeting entered executive session at 2:15 p.m.

**Adjournment:**

After exiting executive session, the meeting was adjourned at 3:45 p.m. without objection.

**Submitted by:**

**Ed Tuton, secretary**