

**Seven Lakes West Landowners Association  
General Meeting  
Tuesday, November 27, 2007  
West Side Park Community Center**

**Call to Order:**

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

**Recognitions:**

A new resident, Mr. Bill Berger, introduced himself as a recent arrival from Montgomery, Alabama.

**Introductory Comments:**

The president announced a contribution of a punch bowl and cups to the community by former resident Marion Evans. In addition he thanked volunteers for installing holiday decorations at various locations in the community: at West Park: Martha and Blaine Rowland, Gloria Williams, Ruth and Roger Brooke, and Pam Cole; at the front entrance: The Women of seven Lakes; and at the East Gate: Betty Milligan.

Finally, he stated that George Jenner has stepped down as chair of the long range planning committee, although he continues work on establishment of a community data base. In his lieu, Bud Sales and Roger Brooke will now co-chair the committee.

**Presentation Topics:**

**Gateway II Development:**

Developer Ron Myers outlined his plan for construction of twelve dwelling units near the east gate. Sales of the units would be targeted toward residents who may wish to downsize while remaining in Seven Lakes West. The residences will be about 2,000 square feet, and are not intended to compete with the sales of current homes on the market. It is anticipated that the Association would maintain the common areas, including yards in this subdivision, in return for a maintenance fee. The construction would utilize about four of the thirteen acres comprising the site, and Myers stated that he would turn the remaining acreage over to the community if it so desires. Depending upon cost factors, pricing is anticipated to be in the \$275,000 to \$300,000 range.

Roger Brooke inquired as to the timetable for completion, and Myers indicated that it is dependent upon the completion of board and county approval processes, but the summer or autumn of 2008 appears likely.

**Community Update:**

Tony Robertson reminded residents that the Marine Corps League is collecting unwrapped items for its "Toys for Tots" program in collection boxes located in the community center. He also requested that the hours at the yard waste collection site be reduced by one hour to 1:00 p.m. through 4:00 p.m. during winter months. The proposal was adopted without objection.

### **Community Update (continued):**

Robertson also announced the yard waste collection site will be closed Saturday, December 22, 2007.

The community manager also read portions of a letter from a resident reporting a break-in and burglary on Nov. 20th at 110 Longleaf Ct. The writer suggested we hire 24/7 roving security guards, as "county police" are not adequate for security. In addition, he cited witnessing numerous incidents of speeding on Longleaf Dr., and indicated that the Pinewild community had endured similar incidents up to the time that more stringent security measures were taken.

The president commented that under present circumstances residents take precautions such as the installation of home security systems, and implementing neighborhood watch programs to reduce the likelihood of such incidents. The president plans to address these issues with residents of the affected area in the near future.

### **Johnson Point:**

Mary Anne Fewkes reported that a crew of volunteers headed by Tim and Sherry Niewald completed a walking path from Simmons Dr. to the recreation area near the playground. She cited Rick Jingle, Jeff Barnhart, and John Blake among others. She also announced the Sailing Club sponsored annual holiday boat parade will occur Sunday, Dec. 16<sup>th</sup> at 5:00 p.m.

### **SLWLA Audit Status:**

Kathy Kirst stated that the annual audit by Busby & Co. of Southern Pines has concluded. It was indicated that due to the relatively small size of our office staff that the board be closely involved in financial transactions. Further it has been recommended that a procedures manual be produced outlining the handling of community assets. The personnel committee is currently developing the manual. It was also recommended that I/D tags be affixed to association fixed assets. Further, the builder's bond and beautification committee accounts require enhanced board oversight and control, which is now provided. The audit also disclosed, as required by AICPA guidelines, the lawsuit by a homeowner, but noted that the outcome cannot be determined.

### **2008-2009 Proposed Budget Discussion:**

The treasurer explained that proposed expenditures in the areas of maintenance, security, the lake, roads, and trash removal have been scrutinized carefully. Proposed capital projects costing some \$388,500 include fencing along Currie Mill Rd. and the rear of West Side Park, plus an estimated \$300,000 for remediation of the dam. Expenses for the current year and two previous years were analyzed for possible reductions. The proposed expense budget, excluding capital projects, is actually 7.2% less than the current budget.

The president noted that reserves of the association have declined by some \$300,000 since 2002. With large capital projects facing us in the future; including road repaving, estimated at \$2.5 to \$3.0 million, it is necessary to build the reserve accounts. One option discussed for next years budget was a 20% increase for SLW/Morganwood, while dues for other parts of the association would eventually attain parity in 2010-2011.

### **2008-2009 Budget Discussion (continued):**

An alternate option was: a \$35 reduction of dues for SLW/Morganwood to achieve dues parity with Beacon Ridge/PSL in the 2009-2010 budget year, thus paving the way for a vote on a dam remediation special assessment. A special assessment of approximately \$163 per lot would obtain the \$300,000 estimated cost of dam remediation. Essentially, present reserves are insufficient to meet future requirements, and needed funding must arise from either special assessments or dues increases or both.

### **Member Questions and Comments:**

George Jenner had four questions:

1. Why spend \$10,000 for a lake compliance officer?  
Kathy Kirst indicated the budget for this function has been reduced to \$5,000.
2. Should we establish a legal reserve fund?  
This is not contemplated at this time.
3. What type of fencing will be installed along Currie Mill Rd. and WSP?  
Ray MacKay indicated this will be 6' chain link screened by vegetation.
4. What are our present reserves?  
The treasurer indicated we currently have some \$575,000 with a target of \$1,000,000.

Charlie Flinchum asked who owns the mail house. It is owned by the association. He inquired as to the length of the proposed fence along Currie Mill Rd. Mr. MacKay stated it will be about one half mile.

John Oravetz indicated his preference for a dues increase over a special assessment to meet community needs.

Joel Martin asked what the developer does for us beyond the review of housing plans. He also commented that front gate security is not "up to speed," and that access through that gate is "too easy." He also noted that dues for the Pinnacle subdivision allocated to outside maintenance are insufficient to cover the cost. It was explained that this arose from a prior agreement when the Pinnacles joined the association, and the disparity will cease in 2008.

He also noted the yard waste program is over budget. Ray MacKay explained that it replaced the previous semi-annual street side pickup, and has been more cost effective. Mr. Martin also observed that West Side Park maintenance appears high and is not sure we are "getting our money's worth." He stated support for the addition of roving security in the community. Finally, he requested an additional column on the Profit & Loss report explaining variances from budget.

Michele Lasher asked if dues were prorated for recently arrived residents. It was explained that dues arise from the date the property is purchased.

Dave Hogan expressed his liking for the pathway at Johnson Point. In addition, he delivered a survey he had taken of Morganwood residents regarding open burning in that area. The president explained that the board continues to examine this issue.

**Member Questions and Comments (Continued):**

Tina Harper inquired regarding progress in obtaining fire hydrants arising from the recent letter to county officials in that regard. Ray MacKay stated he had met with county officials earlier today to determine sites for the hydrants we have acquired.

**Adjournment:**

Without objection, the meeting was adjourned at 8:58 p.m.

**Submitted by:**

**Ed Tuton, secretary**