

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, August 14, 2007
West Side Park Community Center**

Call to Order:

President Jim Haggard called the meeting to order at 8:02 a.m. Present: Hugh Beckwith, Mary Anne Fewkes, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, Blaine Rowland, and Ed Tuton. Also Present: Tony Robertson, community manager and Jim Ballew representing the communications committee. A quorum was established.

Loop-the-Lake Subcommittee report:

Jeremy Rust made a presentation regarding proposed construction of a combined use path around Longleaf Drive with termini at either end of the dam. The estimated cost to complete the project falls in an area between \$500,000 and \$750,000. He cited some 500 signatures of homeowners who desire such a path, and 2007 Golf Digest survey indicating that walking and exercise trails were considered by respondents to be the number one amenity in golf oriented communities. He requested the board take action to research and approve use of community right-of-way adjacent to Longleaf drive for this purpose. Additionally, he requested the board explore funding options for construction beyond amounts derived from the groups fundraising efforts.

Tony Robertson inquired about funding maintenance of the path. It was stated this would consist primarily of weed control, and either be the responsibility of homeowners along the path or become part of the association budget.

The president stated that in view of a full agenda for this meeting, the decision on granting access to the right-of-way is to be deferred to a later date.

Secretary's report:

The secretary reported no new correspondence. Minutes of meetings held July 10, July 24, July 26, and Aug. 3, 2007 were approved without objection.

Treasurer's report:

The check register for July was approved. Profit and Loss report was approved subject to reallocating one security expense from account 5404 to account 5403.

The treasurer reported a meeting with concerned residents. They requested a list of committees serving the community, and an organization chart outlining areas of responsibility within their purview. The group also expressed concern regarding the adequacy of our financial reserves, and the desirability of building these reserves through a dues increase or other means.

More book cases are being built for the community library room, and the acquisition of materials, book carts, and a rolling stool may cost some \$400.

Committee reports:

Corrections or additions to committee reports, which are appended to these minutes, included the following:

Infrastructure:

Ray MacKay reported a resident complaining in regard to restriction of access to the property at the east end of the dam. With the exception of the road shoulder, the area is not Association property. It is a private lot, and unauthorized users are trespassing.

Lake, Dam, Environment:

Mary Anne Fewkes added the name of Marshall Sweat to the list of gallant volunteers who dismantled and disposed of the floating dock at Pine Knoll Island.

Security:

Tony Robertson proposed we have the compliance officer use the hand held radar unit to identify speeders so the community would garner any fines assessed to miscreants observed violating posted limits. Hugh Beckwith opined that it was probably feasible, but pointed out that the larger issue was one of policy, and that the association needed to consider whether it wanted to get in the ticketing and fine collecting business.

The president assigned Blaine Rowland, Tony Robertson, and Hugh Beckwith to examine community rules and regulations regarding any change in policy needed to utilize the compliance officer in this fashion.

Tony Robertson noted that the compliance officer must be certified in the use of the unit, and Blaine Rowland indicated that the device must be calibrated at certain intervals to assure validity of readings obtained.

Recreation:

Jo Nicholas reported that Debby Giovanni has volunteered to be parent resources coordinator for the community.

She also encouraged attendance at the Sept. 7th Margaritaville event at the community center.

Architectural Review:

Bill Mamel stated that plans and specifications for new construction continue to be monitored carefully for strict adherence to the Standards for Design and Construction. Work on some building sites has been halted when non-approved variances to the original plans submitted were noted. (The full report for the previous month is available from Denise Duncan.)

Long Range Planning:

George Jenner, chairman, requested that the committee be provided copies of any community related data bases, from any source, which might prove helpful in their effort to consolidate information regarding Seven Lakes West.

Unfinished Business:

East Gate:

Blaine Rowland reported that installation of the bar code readers is nearly complete, and initial test runs of the system will commence shortly. During the initial phase, individuals will man the east gate to assist property owners who encounter difficulty in obtaining entry.

Installation at the front gate should be completed today. Once done, the transponders will no longer work.

The exit at the east gate has been improved to reduce the amount of sagging in the bar. Security personnel at the front gate can key the east gate to open for emergency vehicles.

Open Burning:

Blaine Rowland will poll owners in the Morganwood tract to obtain their views on controlled open burns to facilitate lot clearing and improvement. Results will be reported to the board.

Association Documentation Revision:

At the last meeting, the president assigned a comprehensive review of covenants, by-laws, and rules and regulations to the secretary. Several names of individuals who may assist in this effort, and their areas of interest or expertise, were suggested. This will be a relatively long term project.

New Business:

New Sign:

Tony Robertson exhibited a design for proposed signage at the community center. Numerous alterations were suggested.

Bar Code Transition:

The president stated that some 1250 bar code strips have been installed. Non-resident employees of the association will not be issued bar codes, as entry is available via the front gate. Commercial vehicles will be issued bar code strips if they fall within the three per lot one lot maximum rule. Future issuance of entry strips will be accomplished by the staff. Advance reservations should be made by property owners to obtain entry strips.

Modified Dues Structure:

One property owner requested a 50% reduction in dues assessment for personal reasons. The national association representing homeowners associations indicated that there is no known case where this has been done. The treasurer noted that the SLWLA's initial incorporation provides for only one class of membership. The secretary was instructed to compose a letter to the property owner explaining the board's position that it will not make exceptions to the fee structure.

Neighborhood/Community Watch Concept:

Tony Robertson stated that a specific officer in the sheriff's department is available to assist us in establishing an effective community watch.

Emergency Notification Procedures:

The president will take action to obtain information from community representatives for assistance in emergency notification.

Member Comments:

N/A

Status of Association Goals & Objectives:

The president outlined the progress made in achievement of goals stated for the board at the initial meeting.

1a. Obtain a certified financial audit: Now in queue, to start shortly.

1b. Establish communications committee: Completed.

1c. Hold open work sessions: Completed.

2. Long Range Plan: Extensive work is now being accomplished. The treasurer indicates significant progress.

3. Develop relational data base: Now in process.

4. Update by-laws, rules and regulations, examine covenants: Now in process.

5. A representative of Senator Dole took a tour of the community, including the mail house. It is felt some action may be taken eventually.

The treasurer pointed out that other actions in Seven Lakes West are dependent on this decision, such as moving the mail house, moving the gate entry structure, paving upper Lakeway Drive, Etc. "At what point must we go forward, assuming home mail delivery will not occur".

6a. Installation of additional fire hydrants: The county has been slow to respond with installation, and we will go to a higher level to obtain desired results.

6b. Drainage and erosion: Bill Mamel commented that as part of the approval process, the lots are examined, and builders are generally responding well to our concerns.

6c. Perimeter integrity: This remains an ongoing concern, and Ray MacKay indicated that any permanent solution would prove very expensive.

6d. Traffic "calming:" Observations are that speed over the dam has been reduced, but speeding continues on Longleaf Drive.

Authorized Signatures on Checks:

The community manager requested that the treasurer authorize the issuance of checks with one signature to avert occasional situations where suppliers require money promptly. Ray MacKay felt we should wait for results of the pending audit, to assure proper controls are in place before implementing such a change.

Executive Session:

At 10:46 a.m. Kathy Kirst moved and Jo Nicholas seconded a motion to enter executive session. Motion approved without objection.

At 11:50 a.m. exited executive session.

Adjournment:

Without objection, the meeting was adjourned at 11:54 a.m.

Respectfully submitted,

Ed Tuton, secretary

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Items to be acted upon:

1. Request by Loop the Lake subcommittee that the board approve the use of rights-of-way as a walking trail in the community.
2. Hugh Beckwith, Blaine Rowland and Tony Robertson to examine any changes in rules needed so compliance officer can be used to monitor speeding with radar gun.
3. Secretary to compose letter regarding request for dues reduction.
4. Tony Robertson and Blaine Rowland to arrange for sheriff's representative to organize community watch program.