

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, September 11, 2007
Wes Side Park Community Center**

Call to Order:

The meeting was called to order at 7:32 a.m. by the president. Present: Hugh Beckwith, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, and Ed Tuton. Absent: Mary Anne Fewkes and Blaine Rowland. Also present: Tony Robertson, community manager, and Bud Sales.

Executive Session:

A motion to move to executive session was made by Kathy Kirst, and seconded by Ed Tuton. The motion carried without objection.

Bill Mamel moved to return to open session, and Kathy Kirst seconded. Motion passed without objection. The meeting was opened at 8:00 a.m.

Revision of: Standards for Design and Construction:

Bud Sales outlined the process undergone in the preparation of the new standards. The two primary areas of focus were authority and enforcement. Copies of standards of other planned communities such as CCNC, Pinewild, Mid South, National, and Forest Creek, among others, were studied to find and utilize the best aspects of each. The developer was included in the process. Twelve proposed changes in the standards in general terms cover the following:

1. It is the applicants (owners) responsibility to assure that the process of construction adheres to requirements as stated in the Standards. This includes granting a right of access to the property to the ARC for compliance checks, and to accomplish necessary remediation if indicated.
2. Outlines the rights and responsibilities of the ARC.
- 3 Provides for the issuance of a "Certificate of Completion" by the ARC prior to habitation of the property. A "Builders Check off" (punch list) must be completed before the issuance of the Certificate of Completion. Requirements include, but are not limited to, proper completion of landscaping according to plan, proper drainage, site clean-up, etc. Financial penalties for non-compliance are proposed, and no occupancy will be permitted prior to issuance of the certificate.
4. Clear cutting of lots is prohibited, and better defined in the changes proposed.
5. Authorizes the committee chair to issue "Stop Work Orders" in cases where serious violations are evident, and provides for daily \$100 fines for violations.
6. Provides for examination and control over contours at onset and end of construction projects to avert drainage problems.
7. Provides for return of compliance deposits once projects are satisfactorily completed.
8. Should the owner change builders during construction, the ARC must be informed as we must examine the disposition of the original builder's deposit, and arrange a deposit from the new builder.

Revision of ARC Standards (Continued):

9. Provides for limitations on the amount of vegetation which can be removed from the construction site by the builder.
10. Expands landscaping requirements to two “tiers,” that is, always the street side of the property, in addition to the lake side or golf front, if applicable.
11. Adds language to existing rules regarding builders responsibilities in the repair of damage to adjoining or community owned properties incurred during construction.
12. Requires a \$1,000 refundable deposit for the building of swimming pools to assure that proper fencing is installed prior to filling the pool with water.

After lengthy discussion regarding certain aspects of the rule changes, Jo Nicholas moved that the ARC be permitted to implement the technical and procedural language in the Standards, pending final ratification by the board of directors. Ray MacKay seconded, and the motion carried unanimously.

Secretary’s Report:

The minutes of the work session held 8/14/07, the special session held 8/28/07, the general meeting held 8/28/07, and the special session held 9/3/07 were approved without objection. The absentee calendar was completed.

Treasurer’s Report:

Check Detail and Financial Report were accepted without objection. The treasurer reported that we will try a new process for budget preparation. Board members and Tony will submit their proposed budget to the Treasurer. The Finance and Audit will meet and prepare a tentative budget from these requests. A retreat will be held to discuss the proposed budget and make necessary adjustments. Following Board approval, the budget will be made available to the community prior to the February mailing. Bill Mamel requested that the board be provided with a schedule of these events by the treasurer. Tony Robertson requested a proposed date for the retreat to make necessary arrangements.

Committee Reports:

Area representatives:

Ed Tuton reported that organizational meetings have proceeded and that numerous representatives have initiated emergency notification telephone trees. The next meeting is scheduled for Monday, Sept. 17.

Infrastructure:

Ray Mackay provided a written report which is appended to these minutes in the minute book. He stated that the repaving of Lakeway Dr. will commence next week.

Lake:

Jim Haggard announced that the roadway over the dam will close to truck and automotive traffic on Thursday, Sept. 13, 2007.

Committee Reports (Continued):

Security:

Jim Haggard indicated that the cameras located at community entry points will be either replaced or repositioned to better record the license plates of those individuals violating rules of entry. In a recent incident, a black Ford pick up truck went through the barrier, but video information was lost as it is not retrievable after a certain time period. It was repeated that the “outside” or bar code lane should always be used by residents, as well as large vehicles.

Recreation:

Jo Nicholas reported a very successful and well attended “Margaritaville” event at the community pool. Three other events are planned and will be well publicized in advance. Resident participation is encouraged.

Architectural Review Committee:

The minutes of the ARC meeting held Sept. 4, 2007 were distributed, and are appended to the minutes in the minute book. Based on the recommendations of Charles Riggs, Moore County Department of Environmental Health, Bill Mamel encouraged residents to assure that their septic systems are in proper working order, and that periodic inspections should be conducted.

Unfinished Business:

Open Burning:

In the absence of security director, Blaine Rowland, discussion of this issue was deferred.

Recess:

A recess was called at 9:17 a.m.

Call to Order:

The meeting was called to order at 9:30 a.m.

Member Comments:

None made.

New Business:

Dredging Approval:

A request by property owner Mike McCutchen to have silt removed at the end of Douglas Cove, at his expense, was approved with the condition that it is done in line with community rules. That is, between the dates of Oct. 1st and Feb. 28th. In addition, it was specified that the purpose of the dredging was for the removal of debris, and not to change the depth of the cove.

Morganwood Equestrian Zoning:

Discussion on this matter was deferred pending receipt of additional information. Hugh Beckwith and Ray MacKay will discuss the subject and report any recommendation at a later date.

Mail Delivery:

The president stated that it is now time to consider this issue, and ascertain our alternatives.

Director MacKay recalled that a poll of residents indicated a preference for home delivery among those who responded.

Director Nicholas stated that we have a right to home delivery, as other gated communities have home delivery.

Director Mamel stated that decentralized delivery (as opposed to street delivery) would involve closing the existing mail house and would entail building additional, new mail houses to achieve that option. He also stated that ‘home delivery’ was to the house, and that ‘street delivery’ would be to a street mailbox.

Director Beckwith foresees both legal and financial barriers to a resolution of this issue. The president proposed finding a “champion” for each alternative available to the community. Namely, continuing to pursue home delivery, “street delivery,” or mail houses. Each “champion” would produce a detailed report outlining the pros and cons of their proposal to assure the board has something solid upon which it can proceed.

Director MacKay will request funding for necessary repairs of the mail house, as it appears it will continue to be used for the foreseeable future.

Bill Mamel indicated that former director Mike Finney worked on this in the past. Jim Haggard will solicit his input in this process.

Executive Session:

A motion to enter executive session was made by Kathy Kirst, and seconded by Jo Nicholas. The motion passed unanimously.

Without objection, executive session ended at 11:00 a.m.

Adjournment:

Without objection, the meeting was adjourned at 11:00 a.m.

Submitted by:

Ed Tuton, secretary