

**Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday, January 9, 2007
West Side Park Community Center**

Call to Order:

President Jim Meikle called the meeting to order at 8:01a.m. Present: Hugh Beckwith, Mary Anne Fewkes, Ray MacKay, Jim Meikle, Betty Milligan, Jo Nicholas, and Virgil Reid. Absent: Blaine Rowland and Tony Robertson, Community Manager. A quorum was established.

Secretary's Report:

A motion by Jim Meikle to accept the minutes from the August 23, 2006 and October 30, 2006 Special Meeting with Lake Management Committee was made. Ray MacKay seconded and motion passed. Motion by Ray MacKay to accept the minutes from the December 12, 2006 Work Session was seconded by Hugh Beckwith and motion passed. One correspondence was shared by Ray MacKay regarding that the Association was erroneously cited by NCDENR for violations related to erosions and silt control. The Association advised NCDENR of the correct owners of the relevant properties. The secretary accepted possible absences for the remainder of the month.

Treasurer's Report:

Treasurer Virgil Reid explained the November check detail with the members. Betty Milligan expressed a serious concern about what Horton's Lawn Service is charging the community each month for road maintenance. She reminded the Board that in November the charge for road drainage alone was \$5628.00 and in December it was even higher at \$5969.00. Betty suggested that before payment is issued to the Horton business, work needs to be evaluated as to completion. A motion was made by Virgil Reid to accept the check detail with Ray MacKay seconding. Motion passed. Ray MacKay noted that in recent years the Association has deviated from the practice of segregating road and dam reserve funds in separate accounts. Virgil and Ray agreed that their research indicated that a previous board had established this practice and that it should be reinstated. Virgil then explained the Profit and Loss Budget Performance

Action Items:

1. **Budget:** Treasurer Virgil Reid shared the 2007-08 Budget analysis. Virgil Reid made a motion to accept the budget for the "08" fiscal year. Jo Nicholas seconded and motion carried unanimously.
2. **Carriage Park II/First Fairway Annexation and Development Agreement:** Hugh Beckwith shared information with regards to the potential agreement. A motion was made by Virgil Reid to approve the content of the agreement with suggestions regarding clarity and future administrative efficiency with Ray MacKay seconding. Motion carried.
3. **Employee Guidelines:** Jim Meikle explained information in regards to the Employee Guidelines presented last work session with revisions. Ray MacKay

made motion to accept the Employee Guidelines from the Personnel Committee with Virgil Reid seconding. Motion carried.

4. **Boating Rules:** Mary Anne Fewkes explained that a forum is being scheduled with the Sports Club members during the third week of January to review and answer questions regarding proposed boat lengths and horsepower regulation. Jim Haggard will chair this meeting. Since Mary Anne had to leave the meeting early, other boating information will be discussed at the February work session Jim Meikle then shared information in regards to obtaining a Lake Compliance Officer. Two options were discussed with Option B being chosen by the Board members. Option B is to hire an off duty police officer to cover all of the hours with his own boat. (268 hours at \$30.00 per hour would equal \$8040. The per hour rate includes boat, gas and equipment as a contract employee for an off-duty police officer. A motion was made by Betty Milligan to adopt Option B for the Lake Compliance Officer. Ray MacKay seconded with motion carried.
5. **Vision Statement:** Jo Nicholas reviewed information that was distributed by the Vision Committee from the last work session in regards to a vision statement that was designed for the community. Ray MacKay made a motion to adopt the vision statement with Mary Anne Fewkes seconding. Motion carried. Jo will follow-up with the Vision Committee as well as the Long Range Committee. The Vision Statement for Seven Lakes West reads as follows:
“ **Seven Lakes West is a well maintained, safe and secure, dynamic residential community, diverse in population, activities and interests, emphasizing quality of life and maintenance of property values.**”

Discussion Items:

1. **Questions for Candidates' Night:** After dismissing Jim Meikle and Betty Milligan, Hugh Beckwith directed a discussion regarding questions for Candidates' Night on January 30, 2007 at 7:30 p.m. Questions were devised and will be forwarded to the Women of Seven Lakes for distribution to candidates next week.
2. **Shredding Machine:** Correspondence was received regarding the Association renting a shredding machine quarterly for community members. It was decided that the local bank offers this service.

Informational Reports:

1. **President:** Jim shared two items of interest for the Board members. Tony Robertson is healing well and hopefully will be returning to work the first week in February. With the resignation of Michael Finney, Bob Williams will temporarily assist the ARC committee with their endeavors.
2. **Lake and Environment:** Mary Anne Fewkes shared her board report.
 - A. Johnson Point: The new launching area dock is now completed. LeClaire Construction did an excellent job. Bumper strips have been ordered and will be installed when they arrive. Blaine Rowland will install cleats and the handicapped rail will be given a fresh and artistic look by Alice Ridenhauer. Most of the picnic tables have been delivered and are in the

gazebos. Pinehurst Patio shop has assured us that they will deliver the three handicapped tables later this month.

- B. **Dam:** Several meetings have been held with dam engineer Dan Marks. The dam is made of earthen materials, so a small amount of water naturally seeps through the dam. This is expected and considered normal. This seepage is monitored by peizometers, the toe drain and two lateral drains. Peizometer readings are taken at regular intervals (currently four times a year), analyzed by our engineer, and incorporated into the annual report. We send this report to the state before they do their annual inspection. Rainfall on the backside of the dam infiltrates the soil as ground water. This, together with water moving through the dam seeps out onto the surface behind the dam. Areas of high seepage are observed as wet marshy areas. Water that accumulates in these seeps is collected by an underground drainpipe through metal drain grates at the surface, which look like 2-foot high pyramids with holes in them. There is a wet spot behind the dam, which we were planning to repair in 2008, however, after consulting with Dan Marks, we have decided to repair that section in 2007. The cost will be around \$40,000. Other less expensive work has been proposed and bids will be taken for all work. The traffic over the dam is causing damage to the dam. Speed bumps at both ends of the dam have been recommended. With the speed bumps, it will be critical that local traffic observe the speed restrictions. Also recommended is limiting traffic to non-commercial vehicles. Board will examine recommendations.
 - C. **Boat Stickers:** These have been ordered. They are Red and White with a circular shape for powerboats and triangular shape for non-powered boats. This will help with registration and limiting two powerboats per lot. Mary Anne is working on devising a new registration form. Any lost stickers will be charged a \$50.00 replacement fee.
3. **Infrastructure:** Ray MacKay shared several items of interest for the Board.
- A. **Paving:** A paving contractor has been lined up and will set up a meeting this week with us in regards to paving White Drive. Lakeside Development has advised Bobby Edwards that the tiny drainage flume they recently installed at the Wertz Drive end of James Drive is unsatisfactory and that they need to get Riley Paving back to properly install the necessary flumes. In regards to Carriage Park III, the Developer is working on grading the extension of Carriage Park Drive.
 - B. **Boat and Trailer Storage Yard:** Owners of units not registered or properly stored are being identified. Ray and Jim will examine a plan of action and give an update at the February work session.
 - C. **Yard Waste Transfer Site:** The closing of this facility early will depend on the weather. A decision will be made on Thursday or Friday and posted in the mailhouse as well as on the website and the transfer site.
 - D. Betty Milligan shared with Ray and the Board that a community member donated 60 bales of pinestraw that will be distributed at the security house and back gate.

- E. **Lakeway Mall:** Lower pond—Atkinson Infrastructure, Inc. of Vass plugged the leaking overflow outlet pipe on December 18th with a cost of \$850. The bid of \$19,000 from Williams Landscaping for the next phase of mall drainage plantings was approved at the December work session.
4. **Recreation:** Betty Milligan shared several items of interest.
- A. Two new tennis baskets and balls have been purchased. Community members may pick them up at the Community center, use at our courts, then return.
 - B. Two new picnic tables have been purchased and placed at the playground area.
 - C. The 2nd Annual Wine Tasting event is scheduled for February 9, 2007 at 7:00 p.m. Cost is \$10.00 per person. Elliots on Linden will be featured.

Topics for General Meeting

Topics for the January General meeting will be Virgil Reid- Budget; Jim Meikle- President; Mary Anne Fewkes—Boat Rules; Ray MacKay-Infrastructure; Betty Milligan- Recreation and Jo Nicholas- Vision Statement.

At 1:03 p.m., Hugh Beckwith moved to convene the Board into Executive Session to discuss legal information. Virgil Reid seconded with motion carried. At 3:20 p.m., Jim Meikle made a motion to reconvene regular meeting with Jo Nicholas seconding. Motion carried.

Adjournment:

Motion by Virgil Reid to adjourn the work session was made with Betty Milligan seconding. Motion carried with meeting adjourning at 3:25 p.m.

Respectfully submitted,

Jo Nicholas, Secretary

Summary of Board Actions

- Approved minutes of the August 23, 2006 and October 30, 2006 Lake Management Recommendation Meeting. Motion carried.
- Approved minutes of the December 12, 2006 Work Session. Motion carried.
- Approved minutes of the December 19, 2006 Special Meeting. Motion carried.
- Approved December check detail. Motion carried.
- Approved adopting Option B for Lake Compliance Officer. Motion carried.
- Approved to adopt the Vision Statement. Motion carried.
- Approved accepting the budget for 2007-08 fiscal year. Motion carried.
- Authorized Hugh Beckwith to finalize the Carriage Park II/First Fairway Annexation and Development Agreement. Motion carried.
- Approved to accept the Employee Guidelines. Motion carried