

Seven Lakes West Landowners Association  
General Session  
West Side Park Community Center  
Tuesday, February 27, 2007

Board Members Present: Jim Meikle, Hugh Beckwith, Ray MacKay, Blaine Rowland, Virgil Reid, Betty Milligan Bill Mamel and Mary Anne Fewkes

Absent: Jo Nicholas

Also Present: Tony Robertson

President Jim Meikle called the meeting to order at 7:30 PM and welcomed the association members in attendance. There were no new residents to be recognized. Jim's comments dealt with services available to seniors in Moore County. This information will be in the newsletter and also on the website at [www.sevenlakeswest.org](http://www.sevenlakeswest.org).

Virgil Reid gave the Treasurers report. Information was available on the table at the back of the room. A new report contained an analysis of the Balance Sheets since the last audit in 2002. It included the 2002 audit and the reviews in 03, 04, 05, and 06. Basically the cash has been flat. Looking at Revenue over Expenses, there was a spike in 03. Lois Rocco explained that it probably had something to do with an accumulation of money for building West Side Park. Virgil also stated that revenues and expenses will probably zero out this year with the possibility of expenses exceeding revenues.

Virgil also reported that several CD's had come due and had been reinvested at a 5% or better rate. One CD was not reinvested and was put in a money market account to make it more readily accessible. Virgil also reported that in February we will spend \$74,000 more than we will take in, but in March we will see an increase in revenues. There were no questions from the group.

Hugh Beckwith introduced Ron Myers, the owner of the airport property, who was there to inform the Association of his plans to develop the property. Although he has several options, he likes to come into a community and talk to the property owners to get their input. Ron Myers is a principal in Village Properties, and has recently developed an area called Light Horse Trace in Aberdeen. He invited the audience to come and see that development. About 50 people of the 500 who have looked at the development have been from Seven Lakes, and it was his feeling that many Seven Lakers would like to have an area of cluster homes that they could move into when they no longer wanted the responsibility of a larger home with all the maintenance. He is considering a development of 20 upscale cluster homes, ranging in price from \$260,000 - \$330,000, and measuring 1,960 Square feet. Since he has a large parcel of land to work with, the development would have a substantial amount of open space.

Ron Myers had data that showed an inventory of 71 homes on the market in Seven Lakes West. This is over a year's inventory, and Mr. Myers felt adding more of the current type housing would be a detriment to any homeowner wanting to sell property.

Mr. Myers also co-owns the Stanley Furniture property and reported the good news that the most unattractive part of the building will be torn down in the next 60 days. He also has plans to use the rest of the building, and is in the process of refurbishing some of the current building.

During the question and answer period, George Jenner asked what the plans were for the Stanley plant. Myers said they are working on the idea of community support buildings, but at the moment, he has nothing to report. Repairs and clean-up are now underway. Tony Rocco asked how he would describe the units for Gateway II. There would be a three bedroom unit on one end and a two bedroom unit on the other end, although he would prefer they both be three bedrooms. The garages would face away from the street. There would be a split bedroom plan with a nice kitchen, great room, a large master bedroom and bath and two additional baths... There was a question on how dumping more homes into the community would affect the market. He said there would only be three units built at a time. He has three builders, each of whom has several lots. He was asked how many units he planned. He said there would probably be a maximum of 20 on this property. He was also asked about maintenance fees, which in Light Horse Trace are \$95 a month. Bud Sales pointed out that the Covenants require one family houses and asked how he planned to handle that. He said that would have to be referred to the Board. Ron McGaughey asked if he planned to be back again to discuss this, and he replied that he would probably be here on several occasions. He also remarked that he had supplied the land for the East Gatehouse.

Tony Robertson thanked the Association for all their kindnesses to him following his heart attack, stroke and onset of diabetes. Because of our prayers, phone calls, flowers and visits, and his faith and his families' faith, he is here with us tonight. Tony has looked at his priorities in light of his near death experience, and recommends everyone consider their priorities.

Tony also presented a certificate to Jim Meikle as President of the Association thanking us for the donations we made to Toys for Tots. 4,000 toys were distributed this Christmas by the Marine Corps Reserves.

Mary Anne Fewkes discussed the new rules and regulations relating to boats on the lake. She referred to the presentation she made at the last meeting, and the recommendations from the Lake Management Committee. After listening to everyone's concerns, it was agreed that we needed to limit the size and power of boats on the lake. Many of the original ideas have been changed because of community input. Boats that don't meet the specifications but have been registered by May and June will be grandfathered. The length for all boats will be 22' 6". The maximum power may not exceed the manufacturer's rating. Mary Anne asked for questions, and Bob Lockwood asked how she had made the determination that 22'6" was the right length. Mary Anne said it was

based on the boats on the lake now and what people are buying. The committee talked to boat manufacturers also, as well as checking catalogs. Also, several states have chosen 22' as a limit on their lakes. It was also a matter of how much space we have on the lake and in the water skiing area. Was it a question of size related to speed? Mary Anne said no, it is just a matter of size. George Beckley was more concerned with the lack of space to dock boats, since there is at least a two year wait-list for dock space. The boat storage space was not an answer for him because of the inconvenience. Mary Anne said the dock space was an issue that was being looked into.

Bill Mamel reported on the Architectural Review Committee, which is healthy and operating well. There are a number of people involved in this committee and all are working hard. Tony Robertson will be handling most of the complaints, while the rest of the committee deals with new construction. Ray MacKay monitors what is going on because of erosion and drainage problems. Bill introduced the members of his committee and commented on the good work they are doing. Site Inspectors are Ed Schempp, Gene Lentz, Jim Ballew, Ray Sibiga, Paul Nicholas and Jerry Lewin. Bud Sales is their paralegal, and Bob Williams and Keith Stites can approve plans. Keith Stites, who is a Builder, is not a member of the Committee.

The committee will be updating forms and approvals with a team approach. Bill met with Kathy Wiles from the County Planning Department about Certificates of Occupancy. He would like to have a Seven Lakes West Certificate of Completion. The Committee gives the final approval on bulkheads, and they are checking antennas for compliance. Bill was pleased to announce a good, solid working relationship with the Developers, Peyton Gentry and Bob Van Houton, who both live in Seven Lakes West.

George Jenner asked who had the power to grant variances. Bill responded that the power lies with the Developer, but they will not grant variances except in extreme cases.

Betty Milligan reported that the Easter Egg Hunt was a great success last year, and this year will be even bigger with more eggs. The date is Sunday, April 1. Part of the master landscaping plan includes arched bridges. The function of the bridges is two-fold: to help with maintenance, and to be part of the pedestrian walking trail. Perennials and annuals will also be planted soon

Jim Meikle announced that there will be no General Meeting next month because of the Annual Meeting on March 18.

Jim asked for questions. Ray Taylor asked if the rumors of a fence around Seven Lakes West were true. There is no money in the budget to do that at this time. The Board is working with Builders and property owners, but it is piecemeal at the current time.

Max Foley wanted information on the East Gate. Are the new cameras working better than the old ones? Blaine Rowland said they were. He also answered Max's second question about people having to back up several times to get through the gate. Security is

working with people to adjust their transponders or give them new ones. New transponders have arrived.

Tom DiBella asked about First Fairway. This is part of the Kirkpatrick property which has been platted as open space and will never be developed according to Hugh Beckwith. There was also a question concerning Beacon Ridge Villas which is down near the maintenance area. That property is owned by Don Billings. He has proposed some villas there with a common area. This has not been agreed to.

Charlie Flinchum wanted to know if Billings plans to put a back gate there for access to the golf course by outside players. Hugh said only a temporary gate during construction would be used there.

Joel Martin had a number of questions concerning the budget. He wanted to know why revenues were down, and Virgil Reid said it was because of fewer houses being built.

He also wanted to know about the increase in maintenance. Virgil explained that it was under budgeted last year, and the current budget was based on actual expenses. Lois Rocco also stepped in to explain the budgeting process. This was a spirited discussion.

Joel Martin was also concerned about the rental fee at Johnson Point. Jim Meikle explained that there is a two-tier system. One is for residents and the other for non-residents and residents bringing in outside people.

Joel Martin was also interested in the roadwork on Gateway Drive. The cost over the next few years will amount to \$400,000. The bids will be competitive. The dues increase was explained. The increase is needed for future work that will need to be done.

Joe Gavala asked for an explanation of proxy votes and how they are counted. It is up to the Board to make that decision each year. They are voted by the Board on behalf of the Association.

Bill Price made a motion that the meeting be adjourned.

Respectfully submitted,

Mary L. Price, Acting secretary

