

Seven Lakes West Landowners Association
Board of Directors Work Session
Tuesday June 22, 2010
West Side Park Community Center

Call to Order:

President Shepard called the meeting to order at 7:08 p.m.

Directors present: Director Shepard, Director Milligan, Director Sikes, Director Silberhorn, Director Herdrich, Director Wimberly, Director Sessler

Directors Absent: Director Goodman, Director Hoffmann

Also present: Joan Frost, Community Manager

Secretary's Report:

No correspondence for deliberation.

Absentee calender is current but please edit on line if changes are needed.

Treasurer's Report:

Director Sikes reported spending appears to be less then budgeted but we are only months into the new year. He also noted with 80% of our residents opting for monthly payment of dues we will have to analysis how this affects us going forward. This will include a look at the accrual system of accounting.

Community Manager's Report:

Joan Frost reported the \$11650 dollars (the total of monies raised by donation matched by the association) allowed us to purchase several extra minutes for this years fireworks show. Fireworks held Sunday July 4 starting around 9:00 p.m.

Director Shepard noted in the last work session the Board discussed allowing residents comments to be presented in the beginning of the work session.

Director Silberhorn stated this was not on the agenda at this time and will be in order later in the meeting.

ARC Report:

Director Wimberly noted no new items to report.

Communications Committee Report:

Director Milligan reported the Incorporation Tutorial is scheduled for Thursday June 24 at 7:00 p.m. with Professor Kara Millonzi.

Community Events Report:

Director Sessler reported Children's Summer Art Classes are now available with registration at WSP office. Children's Learn to Sail Program has 10 students signed up and the parent information meeting will be held Wednesday June 23. Holiday weekend celebrations include a July 4th-concert at Johnson's Point at 7:00 p.m., July 5th - Patriotic parade at WSP upper parking lot at 10:00 a.m. and Sunday July 6th at 1:00 p.m is the Boat Parade on Lake Aumen starting at Pine Island with fireworks that evening.

Infrastructure Report:

Director Goodman is absent.

Lake and Dam Report:

Director Herdrich reported receipt of a letter of concern from West End Fire Department asking for research to allow them to cross the dam road in case of emergency. Director Herdrich has taken the matter under advisement and will present to his committee for possible solutions.

Director Herdrich noted a large number of geese at Johnson's Point creating a large mess. In coordination with Joan Frost clean up will occur on Fridays and possible environmentally friendly alternatives to discourage their presence at the Point.

Legal Affairs Report:

Director Silberhorn asked for any questions concerning the Parkwood agreement that Directors had reviewed and asked for a motion to ratify the agreement granting permission for President Shepard and Secretary Milligan to sign and seal the said agreements.

Director Sikes makes the motion, Director Herdrich seconds, passed 7-0

Director Shepard thanks Director Silberhorn for all the hard work to get this agreement settled.

Director Silberhorn stated the filing of the answer to Club House Commons lawsuit and also filed affirmative defenses.

Director Silberhorn noted approval of Developer agreement and closing will occur June 23 at 1:00p.m.

Director Silberhorn commented on previous notes on incorporation with follow up. To clarify a conveyance would have to occur with the 80% vote affirming dedication of the roads to receive any Powell Bill Fund monies. The conveyance cannot occur with an easement of access. Private roads cannot receive public monies either in the form of sales tax revenue or Powell Bill Funds.

Safety and Security Report:

Director Hoffmann is absent

West Side Park Report:

Joan Frost reported your current membership card will be recognized for entry to SLLA.

Last years decal will not be recognized, bar codes are available for purchase for \$25 from SLLA.

Pool usage is up and things are running smoothly.

Compliance schedule has been worked into 10 zones for ease of scheduling.

Director Silberhorn commented on resident Joel Martin's email in regards to assisting in bar code integration between SLLA and SLW.

Joan Frost commented she had not spoke to Mr. Martin but will in the near future.

No Recess

Member Comment:

Betty Milligan commented on concerns about the fence with the annexation of the Parkwood section.

Director Silberhorn commented that buffers are being discussed by Director Goodman and Director Hoffmann.

Director Wimberly noted all concerns will be taken into account by the Entry's Planning Committee.

Betty Milligan asked if every resident has a bar code. Joan Frost commented Director Hoffmann and she will be looking into that data. Any residents without bar codes must stop at the gate and receive a hang tag.

Joel Martin asked when will we begin patching the roads. Joan Frost stated any deteriorated areas that can be filled by Horton's maintenance until Director Goodman returns.

Jackie Simpson commented on admittance to SLLA being denied.

Director Shepard replied upon Director Hoffman's return discussions will resume with SLLA.

Joan Lentz commented on the policy of admittance to SLLA-if membership cards are needed then the community must be made aware.

Betsy Mikula asked how much we are saving by eliminating the decals.

Director Shepard replied thousands of dollars and the elimination of a triplicate system since we already have bar codes and membership cards to identify our SLW members. The policy of acceptance of SLW members to the SLLA community is up to SLLA's community policy.

Virgil Reid asked if the Tutorial is restricted to SLW members only.

Director Milligan confirmed that is correct as of work session June 8.

Virgil Reid commented he would be willing to pay for a decal for \$2 but not a bar code for \$25.

Charlie Merical thanked Director Hoffmann for the work on the mail house. Great Job!

Virgil Reid commented positively on no longer have a developer.

Unfinished Business:

Director Shepard commented on the Boards study plan to form groups to work on the Incorporation issues/topics both pro and con over the next few months.

Seven topics are outlined: Legal/Liabilities, Security, Community Growth/Development/Zoning, Costs/Revenues/Taxes, Infrastructure, Impact on Property Values, Impact on SLW amenities including Lake Aumen

We will be obtaining input from members and asking for study group participation with an interim report in September and final report in December.

Director Sessler commented to Virgil Reed the reason we closed the meeting scheduled for Thursday is to give our residents an opportunity to join in on this study. There are certain issues specific to Seven Lakes West.

Director Sikes commented that closing the meeting was not a unanimous decision but rather a majority opinion.

Director Silberhorn remarked this was the start of a series and that after the Tutorial meetings will not be closed to those outside SLW.

Director Shepard commented each community, SLLA and McClendon hills all have various nuances and this was a meeting focused on our specific issues.

New Business:

Director Silberhorn noted the continued efforts of the Archive Committee to move documents into electronic data bases. He asked for volunteers to work at WSP to scan and input documents with the goal of going back 10 years. Savings in paralegal fees could amount to \$5000 annually.

Director Silberhorn raised the question of member comment at the beginning of work session and again at the end.

Director Sikes favored this approach.

Director Wimberly commented the time should be used for statements only and if needed address the issue later in New Business.

Director Silberhorn made the motion to have a member comment session at the beginning of work session to follow the establishment of a quorum. Director Sikes seconded, passed 7-0.

Executive Session:

Director Sikes made and Director Shepard seconded the motion to move to executive session at 8:50 p.m.

Without objection, the meeting exited executive session at 9:50 p.m.

Adjournment:

Without objection the meeting adjourned at 9:51 p.m.