

**Seven Lakes West Landowners Association
General Session
Tuesday July 24, 2007
West Side Park Community Center**

Call to Order:

The meeting was called to order at 7:30 p.m. Present: Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Jo Nicholas, and Blaine Rowland. Absent were Ed Tuton, Hugh Beckwith and Mary Anne Fewkes. Also Present: Tony Robertson, community manager.

Recognition

The president recognized new residents from Maryland.

Introductory Comments- Jim Haggard

An additional generous donation has been made to the Beautification Committee. President Haggard recognized Betty and Ron Milligan for all their work on community landscaping.

Judy Pendleton volunteered to be chairman of the Library Committee.

The ladder on the swim platform at Johnson Point was broken 4 times last year and 2 times this year. Tim Neiwald volunteered and fixed the ladder this year.

We now have two new signs to indicate when there is significant information for the community on the web site. Those that don't have access to the web can call the community center for an update. The signs will be hung at the front and back gates.

Between February and June of 2007 the visits to the web site have increased 98%. The number of visitors has risen from 479 to 746, an increase of 56%.

The Board has received a request for a tiered dues system to reduce dues by 50% for those people who are 100% disabled. The Board will discuss this at the next work session.

The floating platforms at the island will be dismantled and removed. They are in disrepair but not worth repairing and are a safety hazard. The swim platform at Johnson Point may also have to be removed. The ladder is an on-going safety issue as mentioned earlier.

Presentations

Community Update – Tony Robertson

The fireworks display was an outstanding success. We had a display that ran between 30 and 35 minutes. Thanks to all those who helped get the people and equipment back and forth to the island.

There is a new set of bookshelves in the library that Robert just painted. Thanks to Charlie Flinchum and Bill Carl for building the shelves and bookcases.

There was vandalism at the play area and a canopy from the Tot Lot was taken. The area has been roped off because there are bolts there which are dangerous to children playing. We are getting a quote to replace the canopy. UPDATE: The canopy was found deep in the woods nearby and is in good condition.

We will be reinstating the Community Watch program. If you see any vandalism report it to the Sheriff's Department, not the front gate. Our security personnel have no authority to arrest anyone.

Infrastructure – Ray MacKay

The waste transfer station has proven itself to be a great addition to the community. By eliminating the two street side pickups each year and providing the transfer station for yard wastes we have saved about \$12,000. Thanks to the volunteers who first manned that station and to Mike Ellison who currently assists the residents there.

The Lakeway Drive widening and paving project will be underway soon. The entrance drive will be paved from the mailhouse to Longleaf Drive. It will be done without closing the entrance drive, which means it will take the company selected longer to complete than if it were closed off. Ten requests for bid were sent out and three companies responded. Those companies will be interviewed this week and the lowest responsible bid will be selected.

Security – Blaine Rowland

The bar code readers are installed but not wired yet. The new cameras are installed and being focused to capture license plate numbers.

Additional conduit is needed for the gates. Gates will be operational shortly.

Bar codes will be available only to property owners. Three bar codes per location unless justified for additional bar codes. Bar codes will be available for commercial vehicles on a case by case basis. They will be part of a special group that can be disabled for non-construction times.

The bar codes will not be handed out. They will be installed at the community center by teams of volunteers. Times and dates will be announced later.

This will not be an easy transition so please bear with us.

Financial – Kathy Kirst

Some basic information about how the finances are run was presented. Our fiscal year runs from May 1st through April 30th.

The Profit and Loss Budget Performance report distributed at the General Session each month provides a summary of all the expenses for the month, plus YTD expenses, total budget and percentage of the total budget spent so far. This report is mainly the operating budget, although capital projects are also listed so they can be reported and tracked easily.

The Funds Status report is all of our cash, including all the reserves. This amount is at its highest level this time of year and used for operational expenses and capital projects throughout the year.

The various types of reserve accounts were explained and a comparison report prepared by the Finance and Audit Committee was reviewed. There is a concern that reserves are not growing and we may not have the reserves required for future projects needed by the community.

Comments

Craig Giovanni provided an update on the mail delivery. He had 2 suggestions from his contacts in Greensboro.

1. If there is no compromise by USPS, there are official certified carriers that can be hired for home delivery.
2. Send a letter to Postmaster General with copies to Greensboro and Senator Dole's office. Document the actions we have taken. Highlight lost revenues by USPS (home pick up and deliveries by FedEx and UPS) and work with USPS to explore options.

He asked that the Board respond to him before he did more investigation.

He also asked if we have surge protectors on the new system and that the conduit met codes. Blaine responded that we do have power surge equipment installed now.

A resident suggested that we have a strong gate installed rather than plastic.

Gloria Williams expressed concern about the quality of the paving for the entrance on Lakeway Drive. The exit road paving went well and took less time than was originally planned. She suggested that we use the same company to obtain the same quality work and close the entrance drive to shorten the time that it takes.

Ray MacKay responded that we can't close the entrance drive because that is our only staffed security gate.

Dick Osborn asked if the new system will have a daily report of entrance and exit. President Haggard replied that we can't track exits because there is no reader but all entries with bar codes are recorded. We won't have a paper report daily because it would use too much paper but the data is there and we can track particular bar codes as required. Dick also wanted to know who will manage the system. President Haggard replied that our office staff is being trained by Maximum Security.

Craig Giovanni commented that we need a technology consultant to deal with some of the reporting issues on the new system.

Charlie Flinchum asked if the gates at Johnson Point are locked at 10:00 p.m. Blaine responded that they are.

Tony Robertson commented that the Sheriff's Department says 90-95% of the vandalism is being done by residents rather than by people from outside the community.

Rosemary Weber asked if the paving on Lakeway Drive could be done at night and on weekends. Ray responded that it could be done that way but it would be very expensive because of the working hours.

The meeting adjourned at 8:50 p.m.

Kathy Kirst, Treasurer
Acting Secretary