

**Seven Lakes West Landowners Association
West Side Park Community Center
General Meeting
November 28, 2006**

Call to Order

President Jim Meikle called the meeting to order at 7:30 p.m. Present: Hugh Beckwith, Michael Finney, Ray MacKay, Jim Meikle, Betty Milligan, Jo Nicholas, Virgil Reid, and Blaine Rowland. Absent was Mary Anne Fewkes. Also present: Tony Robertson, Community Manager. President Meikle asked for recognition of any new residents to the community.

President's Comments

President Meikle explained that this was the last meeting for the 2006 year. The next General Meeting will be January 23, 2007. He asked the audience to not forget all of the things accomplished by the Board for this year. He also asked the audience to not forget the troops who give us freedom to let us enjoy our families, then expressed a moment of silence for the troops and their families. Jim then explained the reason for the Lakeway Pond which had sprung a leak on Thanksgiving morning. The spillway pipe was made of galvanized tubing which rusted out. Ray MacKay and Jim met with the contractor who assisted in another pond and hope to have the repairs completed in two-three weeks.

Jim then expressed his thanks to Jo Kinney for her efforts in organizing the Adopt-a-Road program. There are still opportunities to volunteer- so call Jo at 673-0091 or 673-2571. He also thanked Roger and Ruth Brooks and their decorating committee for decorations at WSPCC.

Community Manager

Manager Tony Robertson shared that a certain project special to him is the Toys for Tots program by the Marine Corps. Two boxes are available at the community center for community members to donate toys for the program- please participate.

Treasurer's Report

Treasurer Virgil Reid explained the Fund Status Report that was distributed for the audience. He explained that three CDs were rolled over and distributed for longer periods of time. The Profit and Loss Report showed an income greater than forecasted. Expenses were significantly lower than budgeted. Virgil then explained that at the last month's meeting there was a question about an audit versus a review which then resulted in an article in the Times that no one on the Board had accounting background. Virgil then explained that this is not true with him having accounting as well as Hugh Beckwith with accounting and financial background. The Board is pursuing information regarding audits and reviews to discuss in December.

Recreation

Betty Milligan shared items of interest for the community.

The decorations in the community great room are for Sunday, December 3 in preparation for the second Annual Tree Lighting to occur at 3:00 p.m. Entertainment will include Santa and Elf, Sweet Adelaines, Sophisticated Ladies, The Lake Auman Band and more. Children are asked to bring an ornament to decorate the tree.

Saturday, December 16 from 1:00-2:00 p.m. Gingerbread House Making will occur in the Craft Room. Cost is \$5.00 and pre-registration is required. Please call the community center to register. Deadline is December 11.

Colton's Corner

Hugh Beckwith gave information regarding this project.

Colton's Corner is the name given by Ron Myers, the owner, to the 23 acres consisting of the old airport property along the south side of Longleaf and Gateway drives, running from Morganwood to the East Gate. While previous owners of the property envisioned a relatively dense cluster home plan for the site, Mr. Myers chose a large lot format— each lot is nearly an acre. While there was community concern about runoff from the cluster home site plan, Mr. Myers' plan will cause far less runoff in and of itself and further requires that each house in Colton's Corner have a subsurface drainage infiltration system to collect stormwater runoff from roofs. The systems will be sized to accommodate a 25 year storm. It should be noted that the process of including these lots into Seven Lakes West was guided by a development agreement, the good work of previous boards.

The Association purchased the two one-acre tracts at the back gate from Mr. Myers at a cost of \$5,000 each. These tracts are not subject to the single family lot restrictions and so are available for association uses as common area.

Christmas Trees and Yard Waste

Ray MacKay reported several items of interest for the community.

There will be a Christmas tree disposal area outside the Boat & Trailer storage lot off Longleaf Drive— Christmas trees ONLY. Please remove all ornaments, plastic stands, and plastic wraps before placing the tree at this site. Help in transporting your tree to the site will be available after January 1st. Let Ray know if you need assistance.

The Yard Waste Transfer Site will be closed Saturday, December 23rd, the weekend before Christmas. Notices to this effect will be posted around the community. Depending on its use in the winter months, we may cut back on the hours the site is open each Saturday. Any changes in the hours of operation will be advertised in the community Newsletter, Mail House information board, in the Community Center, on signs at the site and on our Web page.

The fourteen member County Small Area "A" Steering Committee held its first meeting on November 14th. The meeting consisted of the committee members and the Moore

County Planning staff introducing themselves to one another, a review of the proposed committee operating plan and meeting schedules which will be once a month for the next 12 to 18 months. They also started on defining the Committee's Mission. The next meeting will be on December 12th at 6:00 p.m. at the old West End school cafeteria. Ray has a copy of the map outlining AREA A displayed at the back of the room. As this committee identifies discussion topics, Ray would welcome your thoughts in writing or e-mail on the planning issues before us. Besides the articles in the Seven Lakes Times, Ray will use both our Community Newsletter and future general meetings to keep the community informed.

An audience member asked a question in regards to bids and the cost of repairing the Lakeway Pond. Ray stated that last time a cost of \$11,000 was spent to repair the other pond. In that situation a pipe had to be put under the road, which is not the same as now. Bids were not taken because we contracted with the same company that completed the last project. This company is familiar with the repairs needed. Since bids take a longer amount of time to get repairs completed we felt that this was an emergency and did not seek bids.

Questions, comments, concerns

President Meikle then responded to questions or comments from the audience.

There will be a Holiday Boat Parade on the Lake on December 17th. Please contact Paul Kirst for information.

Plans to address the deteriorating condition of the mailhouse. Currently we are not fixing this building since a committee is still examining the feasibility of home mail delivery. A committee is identifying the pros/cons and reviewing all the information collected. Mike Finney explained that the committee will be examining all the information collected by the Long Range committee as well as a previous committee's information. The committee must examine the cost and pros/cons, can it be achieved and what is our plan of action. Discussion was held in regards costs, maintenance, and extra postal houses. Mike explained that anyone may volunteer to participate on the committee.

With the failure of the two valve assemblies on the ponds, is there a concern regarding the main dam for Lake Auman? The valve assembly for the main dam is encased in concrete, not a steel pipe like the ponds, and the whole package is monitored constantly so the concern is not the same.

Publications: newsletter not occurring at beginning of month was brought up by audience member. It was explained that most of the newsletter information is also in the Seven Lakes Times. Copies are available at the WSPCC. A concern in regards to the West side receiving the Interlake was discussed. When the information is received by our office, it is distributed. If not received, no distribution occurs.

There is no new information in regards to the agreement with NCWRC.

Another audience member stated his concerns in regards to the agreement. Jim explained that the agreement was already voted for and waiting for more information. A referendum was not necessary.

In regards to a community members concern that an audit needs to occur, the Board is in discussion regarding audits.

With no more question, concerns, or comments, on behalf of the Board, Jim wished everyone a Happy Holiday and a safe New Year. The meeting adjourned at 8:22 p.m.

Respectfully submitted

Jo Nicholas, Secretary