

SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
SPECIAL MEETING
JANUARY 14, 2010 @ 7:30 PM, NCH

President Zielsdorf called the meeting to order at 7:35 pm with all Directors present except Director Shaver, who was out of town on a family emergency. Also present were representatives from Talis Management, a representative from the Seven Lakes Times and approximately 100 residents.

After a presentation by Director Droppers on the process for the management search and the overview of the contract, each Director was given the opportunity to speak. (A copy of Director Kindsvatter's comments is attached with these minutes.) The floor was then opened to members for questions.

On a motion made by Director Droppers and seconded by Director Keyser, a roll call vote was held to approve the contract with Talis Management with Directors Galford, Keyser, Kindsvatter, Droppers and President Zielsdorf all voting in favor. Director Caulk abstained and Director Shaver was absent.

Vince Matel, President of Talis Management, gave a presentation on the company and introduced the other Talis representatives, John McInerney, Vice President, and Alina Cochran, the new Community Manager for Seven Lakes.

The floor was once again opened to residents for questions.

On a motion made by Director Kindsvatter and seconded by Director Galford, the meeting was adjourned at 8:45 pm.

Respectively submitted,

Brenda Massimo

Remarks for January 14, 2010

I'd like to make a few remarks concerning my choice for a management company to manage Seven Lakes.

In the last few years, it has become apparent that we desperately needed a new direction for Seven Lakes. The status quo was no longer good enough. We all know what a great place Seven Lakes is. What is behind the scenes is the ever weakening structure that drives our community. In a few short years we are going to be in direct competition with as many as four new communities just five miles away with approximately 2,000 new homes. It isn't just the look of Seven Lakes that is old and tired; it is the lack of innovation, foresight and planning that puts us at risk. Our board may be the first to admit we need help. We need professional help with our lakes and dams, our tennis courts and swimming pool, our roads, with long range planning, with the very structure of our board and committees, We need advice on operational procedures, job descriptions, employee appraisals and amount of staffing. Should we outsource mowing? Would it be more cost effective? Can we improve on Security? How can we do things better and still be mindful of our budget? We desperately need continuity in management and better record keeping. We need written standard operating procedures for management and committees.

It is for all these reasons that I decided that a management company was the best way to guide the future of Seven Lakes. A management company will provide education and development of our staff, including committees and board members. It will have a state of the art accounting and information system. It will have total professional support – banking, contractors, vendors. It can provide our employees a better benefit plan to save us money. All the in house managers are certified community managers and our manager will have training specific to Seven Lakes. A management company will NOT be micromanaged by the Board. It will promote Seven Lakes in the community and the surrounding area. Our manager will meet on a regular basis with professionals in the company to help us solve specific problems. In conjunction with our goals and objectives, the company will complete our long range plan, which has been a work in progress for months.

I applaud the hard work of Kent Droppers and the rest of the board members for the hard work and research involved in this important decision. I know the good people of Seven Lakes will give our new manager understanding and respect and especially some time to get organized.