

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS WORK SESSION**  
**JANUARY 25, 2007 @ 2:00 PM**

All directors, except Jeff Herman, were present. Eight residents, Fulcher, Beane and reporter Hankins attended. President Truesdell called the meeting to order at 2 PM.

**MINUTES:** On a motion by Richmond and seconded by Fathauer, the Board unanimously approved minutes of the December 7 and December 13, 2006 meetings.

**RECOMBINATION:** On a motion by Nuti and seconded by Hudson, the Board unanimously accepted the recombination of lots 2365 and 2366 as lot 2366.

**CHARLIE OLIVER:** Resident Charlie Oliver reviewed details for the Financial Committee.

**BUDGET 2007-08:** Board discussed increasing various fees. There will be a Special Budget Meeting at 4 PM on February 8 at the NCH.

**BY-LAWS:** See copy of attached letter from Attorney Henry Jones in reference to By-Laws. Nuti reviewed changes to the By-Laws. Board discussed By-Law changes and will be addressed at the Special Meeting on February 8 at 4 PM at the NCH.

**EMPLOYEE POLICY AND PROCEDURE MANUAL:** Will be addressed at the February 8 meeting at 4 PM at the NCH.

**UPDATES:**

- a) Seven Lakes Country Club Driving Range: Truesdell will send a letter to Weber.
- b) Gate & Camera: Time Warner working on connection.
- c) Speed Detector: Results of first study in the Times.
- d) Candidates Night: Peggy McCallum (Women of Seven Lakes) requested questions to ask our candidates. Open for suggestions.

**COMMITTEE REPORTS:**

**RECREATION:** Beane reported equipment for walking trail has been ordered and hope to have it installed and trail in good shape for St. Patrick's Day Parade. Benches and chairs have been placed at tennis courts. Working on lights for tennis courts.

**COMMUNITY STANDARDS:** Beane reported committee is attempting to define "YARD". Residents have different opinions. Herman has a repeat offender rule that will be brought to the Board.

**ARB:** Richmond reported four new houses and a few improvements were approved.

**LAKES & MAINTENANCE:** Nuti reported he is collecting information in reference to our yard debris site.

**FINANCE:** Hudson reviewed the attached Revenue and Expense Report.

**SECURITY:** Florence reported the visitor's gate is open too much (mechanical problems). Yield sign at north gate has been changed. Items have been stolen from a few cars on the north side.

**ADDITIONAL:**

**DUMP TRUCK:** Truesdell addressed the issue of the dump truck that was approved by the Board to be purchased in January 2005 for \$10,000. Truesdell made a motion for the following three items to be considered before facing large expenditures:

- a) Written justification
- b) Minimum level to be approved--\$5,000
- c) Three bids when possible

Richmond seconded and the Board unanimously approved.

**EMBLER:** Jack Ember is selling his house but is faced with a problem with his property line. Fulcher reported Emblar's attorney, Buck Adams, has been in contact with him in reference to this problem. Fulcher will present additional information as it is presented to him.

Regular meeting moved to EXECUTIVE SESSION.

Respectfully submitted by Vicky Strider

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**LOTS 913—914—915:** These three lots were combined in 1996. Request has been made to split 913 off and pay \$3714 in dues. Richmond made a motion to accept this request. Nuti seconded and the Board unanimously approved.

**LOT 2187:** Seven Lakes Country Club purchased lot 2187 and paid three years statute of limitations in the amount of \$1660. Amount due is \$2008 for three years dues plus interest. Hudson made a motion to collect \$2008 in dues plus interest. Fathauer seconded and the Board approved.

Meeting adjourned at 4:23 PM.

Respectfully submitted by Vicky Strider