

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
OPEN MONTHLY MEETING
JANUARY 27, 2010 @ 7:30 PM, NCH

President Zielsdorf called the meeting to order at 7:33 pm with all Directors present. Also present were approximately 20 residents, representatives from Talis Management and a representative from the Seven Lakes Times.

APPROVAL OF MINUTES:

On a motion made by Director Kindsvatter and seconded by Director Droppers, the minutes for **December 16, 2009** were unanimously approved. On a motion made by Director Droppers and seconded by Director Kindsvatter, the minutes for **January 11, 2010** were unanimously approved. On a motion made by Director Droppers and seconded by Director Kindsvatter, the minutes for **January 14, 2010** Special Meeting were unanimously approved.

MEMBER COMMENTS:

There were no member comments.

PETITIONS FOR CANDIDATES FOR 2010/11 BOARD OF DIRECTORS:

Bud Shaver presented a petition with 63 names verified by the Landowners Office.

ACTION ITEMS:

A. Amendments to By-laws: This was tabled until February Work Session

B. Approve Election Committee:

On a motion made by Director Shaver and seconded by Director Keyser, the following candidates were unanimously approved:

Dennis Roberts, Wayne Burris, Ione Katz and Al Anderson

COMMITTEE REPORTS:

Security: Director Caulk stated that security had been busy with several incidents of vandalism.

Maintenance: Director Shaver informed that maintenance had been busy sealing cracks but that the rain is holding up progress. He announced that Bob Darr had resigned as maintenance supervisor and withdrawn his name as a candidate for the Board of Directors.

ARB: A copy of Director Kindsvatter's report is attached.

Community Standards: Director Droppers advised that the Community Standards Committee had not met in January due to the office staff changes.

Recreation: Director Keyser said that recreation had been very slow during the winter months and there was little to report.

Finance: A copy of the Finance Committee report is attached.

It was agreed to change the February work session to Monday, February 15, 2010 in order to give the new manager more time to prepare.

On a motion made by Director Shaver and seconded by Director Droppers, the meeting was adjourned at 8:00 pm.

Respectively submitted,

Brenda Massimo

ARB January 7, 2010 Minutes

The minutes of December 17 were approved.

Additions/ Alterations

**1. Francis Guidlen – lot 488 – 109 stallion Dr
sunroom addition**

There were no dimensions on the addition, which also had a shed type roof.

For

these reasons, the project was denied. However, Sally talked to the builder, who agreed to submit a second plan. All the ARB members came into the office to review the plan and subsequently, the plan was approved.

2. Charles Hannell – driveway lighting

A final opinion will be rendered at the January 21 meeting.

3. Leon and Kathy Davis – lot 54 – 108 Firetree

replacement roof – Approved.

Jan, 2010 Road Paving and Finance Committee Agenda: (Jones, Temple, Sanchez, Cummins, Caulk, Galford)

Paving Project Update:

Alternatives and Projects

Immediate Projects:

- 1) Crack sealing in Jan and Feb. – Cost approx. \$20,000 from reserves
- 2) Parking lot curbs
BOD approved - started
- 3) Dogwood – completed except for roots under pavement
- 4) Study and report procedures, forms and report format to Fulcher

Finance Committee (Jones, Temple, Sanchez, Caulk, Galford)

Old

Financial Report Review

Trial Balance

Inc. statement

Invoices

Funds Statement

Bank Reconciliations - Sanchez

Information Requests

Transition Inventory in Jan. – set date and contact Dalton & Shaver

FY 11 Budget committee work (Temple, Sanchez)

Schedule of Capital Items from Fulcher for next 5 years

Dates per Financial Procedures Guide

New

Galford update on Management Search

Identify Management Company

Discuss cost impact on FY 11 Budget

General statement to membership—additional monthly cost, start up cost ?, future savings ?

Discuss front office staffing

Discuss employees' status, health insurance, IRA,

Current Board will not recommend any service changes or out sourcing

Management company input - after a “get acquainted” period

Discuss internal controls with Management Company

Dual books thru FY 10

FY 11 dues billing under new system

Concerns or questions by committee

Next Meeting Date – Tues. Feb. 23, 9:00

