

MINUTES
SEVEN LAKES LANDOWNERS' ASSOC., INC.
OPEN MONTHLY MEETING
NOVEMBER 12, 2008 @ 7:30 PM – NCH

Vice President Kindsvatter called the meeting to order at 7:30 pm. President Zielsdorf arrived late due to a work obligation. All other Directors were present along with Assistant Community Manager Beane and approximately 40 residents. Community Manager Fulcher was absent due to a family medical emergency.

Vice President Kindsvatter welcomed everyone and thanked the volunteers who had helped with the Sequoia Point clean up as well as the Yard Debris Pick Up Day.

APPROVAL OF MINUTES: On motion made by Director Shaver and seconded by Director Galford the minutes for **October 29, 2008** were unanimously approved.

MEMBERS COMMENTS:

Steve Hudson informed everyone that Jack McCarthy had recently suffered a heart attack. He also made comments on possible ways to look at budget cuts rather than increasing Association fees.

Ray Ulansey questioned status of blog. Director Shaver answered that too many things were going on right now and asked for more time. Director Truesdell commented that most questions were covered in Committee Minutes and that all Director's names and phone numbers were on the web site if any member wanted to contact them for more information. Director Welch stated that there really had been no Work Session since the presentation and that he felt the blog was an excellent idea.

Ray Ulansey also expressed concern about the culvert on the South side on Devonshire. Director Shaver answered that maintenance had looked at it and made some recommendations. Assistant Manager Beane informed that Manager Fulcher had talked with Tom Eilert and that Mr. Eilert is to remove first layer.

COMMITTEE REPORTS:

FINANCE:

- (1) See attached report.
- (2) Director Galford read information from a report that his Committee had compiled on other communities in the area and how they compared to Seven Lakes on association fees and amenities.
- (3) Director Galford gave report on budget in absence of Manager Fulcher. (see attached)

LAKES & DAMS:

- (1) See attached report.
- (2) Director Truesdell called for a Special Meeting immediately following the Open Meeting to vote on approving expenditure for Hobbs Upchurch (see attached report). After discussion, the vote was deferred until December.

COMMUNITY STANDARDS:

- (1) Director Welch reported that the Yard Debris Pick Up Day was a success and thanked all the volunteers that participated.
- (2) Excellent responses from landowners who were cited for violations of the rules and regulations pertaining to the appearance of their property.
- (3) New booklet to be distributed to new owners and renters when they move into the community is nearing completion. Nancy Blythe is to be commended for her excellent work putting this together.
- (4) Notice placed in Interlake advising persons that any unregistered boats or trailers parked in the boat storage area after Nov. 30 will be removed and disposed of by the Association. When the area has been cleared, we hope to find ways of marking and assigning spaces for registered boats and trailers.
- (5) We are posting a notice in the Interlake advising residents that placing yard debris on vacant property in the community is considered an act of trespassing and that those who continue this practice may be brought to the Judicial Committee.

BEAUTIFICATION:

- (1) See attached report.

ARB:

- (1) See attached report.

NOMINATING COMMITTEE:

- (1) See attached report.

MAINTENANCE:

- (1) See attached report.

SECURITY:

- (1) See attached report.

RECREATION:

- (1) Assistant Manager Beane informed everyone that the Playground Committee had met and had decided to do further research before purchasing any equipment. He assured the community that playground equipment is still priority one but the committee did not want to make a hasty decision.
- (2) Halloween was a huge success. There was a carnival with some new games this year and a flashlight egg hunt. He thanked the Seven Lakes EMS for donating glow sticks.
- (3) Thanksgiving reservations are being taken at the stables.

ADDITIONAL ITEMS:

- (1) President Zielsdorf announced that Manager Fulcher was in Washington State due to a health issue with family.
- (2) President Zielsdorf encouraged everyone in the community to show their holiday spirit and decorate for Christmas.
- (3) Director Kindsvatter commented that she would like to dispose of the old boat ramp at Sequoia and a discussion followed.

APPEAL HEARING FROM JUDICIAL COMMITTEE:

- (1) Assistant Manager Beane reported that Mr. Picerno had requested a closed session and would not be appearing at the meeting.
- (2) Dave Kinney requested that rules be established on appeals.
- (3) After discussion on whether the hearing could be held in a closed session, the matter was deferred to the next Working Session.

ADJOURNMENT:

On motion made by Director Truesdell and seconded by Director Shaver, the meeting was adjourned at 8:45 pm.

Nov. 11, 2008 Finance Committee Minutes:

Present: Grout, Jones, Galford Absent: Fulcher (family emergency)

Old

Recap of Committee recommendations formalized as Policy - attached

Financial Report Reviewed (note: 2 page will be attached to Open Session Agenda email)

Funds Statement – Dalton prepared computerized form – reviewed and accepted

Date for finalized Balance Sheet Asset Listing – Under \$2,500 scheduled for Nov 12

Accounts Receivable Questions – will be covered in Dec.

Bank Reconciliations – Grout reviewed

CAPITAL BUDGET – LONG RANGE GOALS

Outline Community Comparisons

Review form provided BOD (copy provided to each member)

Action Time Table Set

Dec. 9 Review figures – operating and long range

 Consider options for dues increases

 Percentage

 Set amount

 Collection tiered over years

Jan. 13 Finalize Presentation to BOD

Jan. 28 BOD approval

A Dues increase must consider

 Operating and Long range needs

 Community Standards

 Date of Last Dues Increase

Discuss Community Comparison report and Times publication of BOD revision:

 Recommend that publication be held until long range needs, operating needs and detail of last dues increase are finalized and we are certain of the need and amount of any recommended increase. The report to the Board emphasizes that residents of Seven Lakes pay the same amount as residents in comparable communities that DO NOT HAVE GATES!!!

New

Information Requests – one received to date

Visit to Maintenance area to view progress, sale items, capital budget requests will be rescheduled by Dalton

Next Meeting Date – Dec. 9, 2008 9:00 am

The Financial Procedures Manual established by the Finance Committee with the assistance and perfection of the Community Manager and Finance Officer requires Board of Directors approval for the following:

- 1) **MOTION:** The SLLA mileage reimbursement rate shall equal the current IRS business mileage deduction rate. (It shall automatically adjust for changes in the IRS deduction rate)
- 2) **MOTION:** The SLLA bank reconciliation shall be reviewed by an individual appointed by the Treasurer. The individual shall review for any unusual items, investigate and fully resolve any such items and document his or her approval by initialing the accounting personnel's bank reconciliation.
- 3) **MOTION:** A Board member designated by the board of Directors shall approve reimbursements for Community Manager and Board member expenses. No member or employee may approve their own reimbursements.
- 4) **MOTION:** Association monies shall be invested in FDIC secured accounts.
- 5) **MOTION:** The Association Trial Balance shall report money account balances by location or security type. Association account numbers and more detailed information shall be treated as confidential for account protection. Monthly account activity reports shall be reviewed by the Finance Committee. All such information is available to Board and Finance Committee members.

NOTICE: Internal Control Procedures dated October 29, 2008 (copy attached) shall be utilized by the Finance Committee to oversee control and protection of Association assets. Control Items that are not noted as Confidential or Board Approval may be changed by a majority vote of the Finance Committee. However, the Board of Directors shall be notified of internal control changes.

LAKES AND DAMS NOVEMBER 6, 2008

FROM: Don Truesdell
DATE: November 6, 2008
TO: Lakes and Dams Committee

Subject: Minutes of our Meeting of November 5, 2008

Number of pages: 5

The meeting was called to order at 10:00 AM by Don Truesdell. Those in attendance were Bill Gross, Bill Yarish, George Stahl, Jean Alfano, Jim Allen, Rodney Godwin, Don Fentzlaff and JoAn Moses.

Thank you to Rodney Godwin for inviting Charlie Riggs and James Shackleton to our meeting. These gentlemen work for Moore County and are responsible for the permitting and inspection of septic systems. We had a very informative dialog with these gentlemen.

The West Side has a mandatory three year inspection and pumping of all septic tanks for lakefront properties. They have an 85% compliance rate. They have a three part form (one for the homeowner, one for the office and one for the vendor) to confirm when the septic tank was inspected and pumped. Most septic tanks have two tops so it is important that the vendor check both sides of the septic tank.

By having your septic tank inspected and pumped the owner can also be advised of any potential problems such as cracking of the concrete and a clogged filter. There is no adverse affect to the bacteria by having your septic tank pumped on a regular basis. The only active ingredient recommended to promote the growth of the bacteria is brewers yeast (if required).

The specifications for septic systems was updated in 1983 to include a repair field. A repair field is a valuable asset in the event the primary field fails. Every homeowner should know the location of his septic tank, primary field and repair field.

The specifications for septic systems was updated again in 1999 to include a filter. The filter prevents the downstream migration of solid particles to the septic fields. It is not a difficult or expensive problem to

retrofit older tanks with a filter. If the filter is clogged the homeowner will know because it will be difficult to flush your toilet.

Some common problems that will affect a septic system are as follows:

- 1) New homes where the contractor has dumped everything down the drain such as paints, solvents, etc.
- 2) Broad based antibiotics.
- 3) Trees and other vegetation with a root system. It is important that the homeowner knows where his septic fields are located on his property. This information is available by calling Barbara at 910 947-6283.
- 4) Gutter drains that allow for the water to collect on top of the septic fields.
- 5) Sprinkler systems that water over your septic fields.
- 6) Excessive grease.
- 7) Garbage disposals can create a problem.
- 8) Fertilizers may adversely affect the water quality when used in excess on lakefront properties.

In order to obtain a building permit the owner (or contractor) is required to get a septic permit. The septic system is inspected by the County and therefore the possibility of a septic problem arising from an improper installation has been eliminated.

Many houses (especially lakefront properties) have the septic tank located in the front yard. Therefore a pump is required to pump the effluent uphill from the septic tank to the septic fields. In the event of a sustained power loss these homeowners must use their sanitary facilities sparingly until the power has been returned.

Truesdell will wrote a thank you letter to these James Shackleton and Charlie Riggs. This letter was mailed on November 7, 2008.

The judicial committee issued their judgment on Tony Picerno for his recent boat accident. He is banned from the lake until May 1, 2009, fined \$100.00 and placed on two years probation. Evidently Picerno is going to appeal his sentence to the Seven Lakes Landowners Association Board of Directors. Truesdell was present on Saturday, September 13, 2008, at Seven Lakes Marine when Gary Caulk interviewed

Picerno. I also have a copy of Gary's report generated as a result of this meeting.

He was convicted of violating three rules: 1) The speed limit is 5 mph outside of the buoys. It is impossible to flip his boat at 5 mph; 2) He had been drinking and admitted to consuming several beers; 3) Unsafe operation of his boat.

I spoke to Dave Kinney and Chad Beane. Picerno is planning to appeal his conviction. His appeal will be made to the Seven Lakes Landowners Association Board of Directors. Chad is checking to see if Picerno is going to bring a lawyer. If so then the Board's lawyer, Hunter Stovall, will also have to appear. The information that appeared in a recent issue of the Seven Lakes Times is a complete litany of this event.

For those members of our committee who live on Lake Sequoia please advise me if they see Picerno's boat on the lake. Only his boat is banned. Picerno is not banned as he can ride in other boats.

Jim Allen and I met with Sheriff Lane Carter on Wednesday, October 8, 2008 to determine what jurisdiction if any he has on our lakes. The answer was not what we wanted to hear. The Sheriff only has jurisdiction if a North Carolina law is being violated or if there was bodily injury or property damage sustained from an intentional action. He has no jurisdiction at Sequoia Point because this is private property. For example he has no authority to prevent a resident from becoming intoxicated on Seven Lakes Landowners Association property. However if the intoxicated person is a minor then he is breaking a North Carolina state law and the sheriff has jurisdiction.

Truesdell was pleased to report that our EAP for Echo Dam was filed with North Carolina Department of Environment and Natural Resources on Thursday, October 30, 2008. The deadline was November 1, 2008.

The remaining EAP's for Sequoia, Longleaf, Big J and Little J are almost complete and should be filed by December 31, 2008. The deadline is December 31, 2010.

Truesdell to check with S&ME to determine how frequently our EAP's need to be updated. The answer is FEMA

recommends updating annually if changes in the watershed (ownership, development, etc) dictates. The document also recommends periodic updates to phone numbers and contact information. S&ME suggests an annual update of contact information. The actual modeling (as depicting on their drawings) does not need to be updated unless something changes about the dams.

At the last working session of the Seven Lakes Landowners Association Board of Directors (October 1, 2008) Truesdell made a motion to authorize S&ME to determine if Timber Dam could ever be reclassified as a high hazard dam. This motion was to have been voted on at the open meeting of October 29, 2008 however the motion was never voted on for the following reasons: 1) We already have an opinion from John Eddy that Timber Dam would be reclassified as high hazard whenever North Carolina Department of Environment and Natural Resources inspected this dam; 2) I also asked Jeff Thompson of Hobbs Upchurch to review his survey of Timber Dam (as required by North Carolina Department of Environment and Natural Resources to produce an EAP) to determine the elevations. Jeff submitted a map confirming in his opinion that Timber Dam is a high hazard dam. Based on this information Truesdell is going to amend his motion to authorize S&ME to produce an EAP for Timber Dam. The only additional survey work that may be required are some stream elevations (quantity and location to be specified by S&ME). S&ME is preparing a contract for Board approval to allow this work to go forward. My estimate of the cost is less than \$10,000.

We agreed to publish short articles in the Seven Lakes Times and the Interlake beginning November 21, 2008. The Seven Lakes Times calendar is as shown below:

ISSUE DATE	SUBMISSION DEADLINE
11/14/08	11/7/08
11/26/08	11/20/08
12/12/08	12/5/08
12/23/08	12/18/08

We may want to skip the 12/23/08 edition because of the holiday. Truesdell will initiate a draft copy to circulate to the committee for the 11/14/08 edition.

Rodney reported on the boat stickers. The objective is to get the numbers 3" high (the maximum dimension allowed by

the State). Neither Rodney nor Dalton have been able to find a printer that can produce sequential labels with 3" high numbers. The solution is to purchase 3" high digits 0 to 9 from Seven Lakes Hardware. Each boat owner will be assigned a permanent number and each year he will be assigned a new sticker. The cost from Seven Lakes Hardware is \$0.80 per decal. We have approximately 200 boats in Seven Lakes or the cost would be \$2.40 per boat or a total of \$480.00. This would be a one time non-recurring charge.

There being no other business the meeting was adjourned at 11:45 AM.

Respectfully submitted,

Don Truesdell

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**Beautification Committee
Minutes – November 3, 2008**

Present: Terry Hunt, Deb Temple, Frank Hayes, Linda and Al Geiger. Angela Terry, Bob Darr, Sally Kindsvatter

- A. Bob Darr was introduced as the new superintendent of Maintenance. He will be a liaison between our committee and the maintenance department. Our committee will give suggestions and guidance about plantings.
- B. Sally thanked everyone for a very successful clean up day at Sequoia Point.
- C. Irrigation problems were discussed. It appears that we may need a new pump at Sequoia Point if we want to water the grassy areas as well as the beds. Bob will bring to the next meeting three quotes: 1) for irrigating the grassy areas only 2) the large bedding areas only 3) the entire area. We discussed using soaker hoses for areas in front of the NCH and the Landowner's office and the N. mail room.
- D. Willow Oak trees
Frank and Bob will get quotes for two trees. We will decide at the next meeting.
- E. Horse Shoe Pit
Sally left a message for Jeff Macintyre. He and his buddies are going to rebuild the pits.
Sally will give them a booklet with directions.
- F. Decorative Stones
The maintenance dept. has put away some decorative stones for us to use. In the spring we will decide where to put them. Maintenance also has several small Leland Cypress trees that we hope to be able to use.
- G. Benches and Grills
Sally will talk to Wayne Frye and Bill Johnson about building several benches. We plan to buy two in the spring and use along with two picnic tables. Bob Darr will add input.
- H. N. Mail Room
At the next meeting we will decide on which plants to put next to the front entrance.
- I. We're still trying to decide about curbing or treated lumber to outline the sandy area.
Bob will try to get some cheaper prices.
- J. Area around the pool
Our committee will tidy it up for winter, getting rid of all the dead stuff.

**Next Meeting (and hopefully the last one before next spring)
Monday November 17, 4pm**

**Report to the BOD
November 12, 2008**

**ARB
Meeting 11-6-08**

Present: Starkey, Darr, Cummins, Kindsvatter, Beane

A. New Construction

- 1, Custom house – 119 Somerset –Hensley - **Approved**
2. Spec house – 103 Sandy Ridge - Bartlett - **Approved**

B. Alterations

1. 184 Overlook – Shute
new roof, propane tank, sunroom addition
Pending –need more complete plans
2. 116 Dartmoor – Kindsvatter
new roof –**Approved**

Nominating Committee Interim Report

TO: 7LLOA BOD

FROM: M.G. Shaver, Chairman Nominating Committee

SUBJECT: Current Status of Nominations of Candidates for Association's 2009-2010 BOD

DATE: 10 November 2008

CC: Nominating Committee

1. Nominating Committee Members: The following are Members of the Association's current Nominating Committee for whom I am sincerely thankful for their ongoing assistance and input: JoAn Moses, Carol Munro, Andy Smitley and Tammi Smith.
2. Status of Nominations: This is an interim report as Nominations will be accepted up to 12:00 Noon, Monday, December 1st, as the Nominating Committee must submit its final list of recommended nominees to the Association's BOD at the Association's December 4th Closed Meeting. During the interim period the Nominating Committee will continue to seek and/or solicit the names of additional candidates. Although it is within the Nominating Committee's prerogative to be selective in their choice of nominees this committee has chosen to accept any and all who wish to be nominated.
3. Importance of the Association's 2009-2010 BOD: The Committee has attempted to stress to all nominees the importance of their candidacy that, if elected, will have the critical responsibility for the selection of a replacement for the outgoing Community Manager at the end of 2090. Some Association Members have expressed concerns regarding whether or not a nominee might or might not live on the North or South side or be a member of the Seven Lakes Country Club, The Nominating Committee Chairman views such concerns as "racist in nature" as all are Association Members and are qualified if they are a resident home owner in good standing.
4. Current Candidates: Currently there are four (4) openings for the Association's 2009-2010 Board of Directors. To date the Committee is submitting the following eight (8) candidates as nominees for those four (4) positions:

Kent Droppers	165 Firetree Lane	673-3298
Don Fentzlaff	179 Firetree Lane	673-5361
Denny Galford	121 Hastings	673-5542
Steve Hudson	104 Rustic	673-1748
Bruce Keyser, Jr.	160 East Shenandoah	673-5060
Mike Pennington	192 Firetree Lane	220-1397

Don Welch 101 Atwater Court 673-6701

Randy Zielsdorf 114 Pineneedle Drive 673-9333

5. Association Members Contacted: Forty-one Association Members were contacted but did not respond or declined to be a potential candidate. The Nominating Committee will hold its final meeting after December 4th to prepare a list for next year's Nominating Committee of those who were contacted said "Maybe" or "Maybe in the future."

6. Thought for the Future: While the Nominating Committee unsuccessfully sought to seek additional younger candidates the reaction of some was, "Wow, while I would like to contribute to the community but I am not ready to assume such a responsibility without being more knowledgeable as to what is going on within the Association." It is recommended that when future BOD members are organizing their respective committees they seek the addition of younger Association Members and perhaps adjust their meeting times to meet the schedule of such potential committee members.

Manila G. Shaver - Chairman Nominating Committee

Subject: 2008 Maintenance Committee 6 November 2008 Meeting Minutes

TO: 7LLOA BOD

Date: 10 November 2008

CC: Maintenance Committee Members

1. **Meeting Location:** The meeting was held in the Maintenance Area on Thursday, 6 November 2008 from 9:00 to 11:00 AM with the following committee members in attendance: Jim Ball, Jim Caudell, Mike Cummins, Bob Darr, Jack Fathauer, Dalton Fulcher, Jay Kenzel and Bud Shaver.
2. **Approval of 30 October 2008 Meeting Minutes:** The 30 October 2008 Meeting Minutes were approved.
3. **Maintenance Department Supervisor's Report:**
 - a. **Mowing of Dams:** The Department has mowed Long Leaf and three-quarters of Lake Echo dams (Had to stop because of rain). Currently waiting for the grass on the other dams to dry out before mowing them. The dams are to be mowed twice per year.
 - b. **Equipment Maintenance:**
 - (1) **Backhoe:** A small copper pipe fitting on the Backhoe broke and it cost over \$256 plus tax and shipping to replace it.
 - (2) **Quick-Cut Mower:** One of our Departmental personal, Paul McInnis, repaired the Quick-Cut mower, which is now being used to mow the dams. A replacement dam mower would have cost the Association nearly \$70,000 so the repair work's limited cost was most beneficial.
 - c. **Maintenance Buildings:** Except for the latrine the Maintenance Department buildings have been renovated. The large equipment storage shed has been thoroughly cleaned up and equipment has been assigned to specific parking spaces. Equipment is to be cleaned up after being used before placing in the shed. The small storage building by the entrance has had its walls replaced and painted and specific equipment is being stored in assigned places within the building. The lower shed building is slowly being cleaned out. An outside rack has been installed for the storage of steel rods, bars, etc. A rack has been prepared for storage of the outboard motors.
 - d. **Southside Mail house Building:** A resident requested that the round doorknobs be replaced with those that are more easily to use for opening the doors. Latch type door handles were installed but broken within 24 hours. A change was made to the main entrance door for easy access and departure by installing a handle and a push plate.
 - e. **Fuel Consumption:** The Department used ???? gallons of gasoline this last month with a shortage of 4 gallons that may have been used by fuel powered weed eaters but not recorded..

- f. **Vandalism:** Since assuming responsibility as Maintenance Department Supervisor the Association has suffered \$548 in expenses directly related to vandalism..
 - g. **Surplus Sale:** The equipment and bicycles that are to be offered for sale have been organized and are ready for inspection.
 - h. **Work Force:** To date I have been satisfied with the performance of the Department's personnel. They have responded to directions and have performed their tasks in a very satisfactory manner.
- 4. Coordination Plans for following Maintenance Committee Support:**
- a. **Equipment Inventory (Norm Ihrig & Jim Ball):** Ihrig and Ball are to meet with Darr this forthcoming Wednesday to conduct an inventory survey of all equipment and tools with a value of less than \$2000.
 - b. **Road Survey (Mike Cummins):** Mike is to begin a survey of the Association's road network.
 - c. **Association Infrastructure Assessment (Jack Fathauer and Dalton Fulcher):** Fathauer and Darr have already made a survey of the Stable building and pasture fences; Fathauer in concert with Darr and Fulcher are to make a survey of the Association's other buildings. These survey assessments are to determine if any maintenance work is required and estimated cost.
 - d. **Lake Sequoia Boat/Trailer Storage Area (Jack Fathauer):** Fathauer is developing a Lake Sequoia Storage Area parking plan for the Lakes and Dams committee so that when boats and trailers are stored in that area the Association will know whose boat/trailer it is.
 - e. **Surplus Equipment Sales (Jay Kenzel):** A listing of the surplus equipment the Association wishes to sell has been reported in the Seven Lakes Times and also posted on the doors of the North/South Post Office Buildings. The sale will end on Friday, 14 September 2008 at 2:00 PM.
 - f. **Beautification Committee Report (Jim Caudill & Frank Hayes):** Caudill reported that the Beautification Committee has determined that to install an irrigation system on Sequoia Point will be quite costly and are seeking other options. The Maintenance Department had an inventory of decorative rocks, which they have offered to the Beautification Committee.
 - g. **Lakes & Dams Liaison Report (Andy Lowe):** Unfortunately Lowe had a scheduled medical appointment and could not attend the meeting.
 - h. **Computer Support(Bob Darr&Andy Lowe):** Darr and Lowe have yet to meet to determine what, if any, computer support is required by the maintenance Department.
 - i. **Computing Association Mowing and Other Requirements (Bob Darr):** Fulcher is obtaining some large scale maps of the North and South sides which Darr is going to post, assign areas and then make notes on how long a work task takes for accomplishment. In time Darr

will have a substantiated work history of general maintenance requirements.

5. Community Manager's Comments (Dalton Fulcer):

- a. **Moore County Utility Pump Houses:** The Moore County Utilities is checking their records to determine if they have been abandoned long enough to become the Association's property so they can be dismantled.
- b. **Maintenance Department's Budgets:** Fulcher explained his rationale for having two Maintenance Department budgets, one labeled "Clubhouse and Grounds" and the other "Streets and Grounds" (It has been agreed that the label "Clubhouse and Grounds" should be labeled "Buildings and Grounds").
 - (1) **Buildings and Grounds:** Maintenance work accomplished under the "Buildings and Grounds" is that work performed on and in (i.e. –trash removal, change light bulbs, etc.) the Association's Buildings includes the Association's office, the stables, the pool, the Clubhouse, the Post Office buildings and the Gatehouses. It also includes any work performed in support of the Association's other committees (i.e. – Security, Recreation, Lakes and Dams, etc.)
 - (2) **Street and Grounds:** Includes the Maintenance work required to maintain the Association's streets, mowing the dams, etc. and the Association's grounds.

6. Maintenance Committee Chairman's Comments (M.G. Shaver):

- a. **Maintenance Department and Committee:** Shaver expressed his appreciation for the work being performed by both the committee and department. Progress is being made!
- b. **Maintenance Department Forecast:** This information was not included in the Committee meeting but will be included in future meetings (Refer Attachment). The year-end forecast for the Buildings and Grounds is expected to exceed forecast by 2%. This forecasted increase is due to the increased expenditures for utilities, miscellaneous items, equipment and auto repairs. While the Streets and Grounds year-end expenses are expected to be within budget there are increases over budget for equipment repairs, diesel fuel, gasoline, Department supplies, and our debris removal contract.

Manila G. Shaver

Manila G. Shaver
Maintenance Committee Chairman

Attachment: Maintenance Department Expenditures and Budget

SECURITY REPORT
NOVEMBER 12, 2008
SEVEN LAKES BOARD MEETING

Recently we had two vehicles broken into and a laptop computer was taken from one of those vehicles. Please remember to lock your vehicles and do not leave valuables where they can be seen by someone walking by.

On Halloween security had two officers working on Roving Patrol and even with hundreds of ghost and goblins, we did not have a single incident reported.

Thanksgiving is a very busy time at both gates. Notify the gate a day or two ahead of time about your guest.