

Seven Lakes Landowner's Association  
Board of Directors  
Open Session

December 12, 2007  
7:30 pm

President Truesdell called the meeting to order. All Board members were present along with Community Manager Fulcher and Asst. Community Manager Beane.

Request by SFI for 3% increase in contract - Discussion followed. Motion was made by Nuti and seconded by Zielsdorf to approve the increase. All aye's.

Section 1-14 Rules & Regulations. Motion was made by Stephan and seconded by Nuti to approve the revised Rules & Regulations. All aye's.

Discussion of Conflict of Interest – Florence began a discussion on Conflict of Interest as it applies to Section 6.2.3 of the By-Law amendment. After a lengthy discussion, motion was made by Nuti and seconded by Hudson to postpone this approval of Section 6.2.3 of the By-Laws until after the lawsuit has been resolved. All aye's.

A brief discussion in reference to the By-Laws Sections 6.6 & 6.9.3 was held. The board agreed to place these two amendments on the agenda for the January 30<sup>th</sup> meeting.

ARB or Building Committee Members: The Board then went into closed session.

Motion was made by Zielsdorf and seconded by Nuti to remove Jane Leach from the Architectural Review Board. Motion was then made by Stephan to postpone the decision to remove Mrs. Leach from the ARB until the lawsuit has been resolved. This motion was seconded by Hudson. This amendment to the original motion failed with the following results: Hudson, Florence, Stephan voting to postpone and Douglass, Nuti, Truesdell, Ziesldorf voting no to postponement.

With that, the original motion to remove Mrs. Leach from the ARB was passed with a 4 In Favor and 3 Against vote. Hudson, Florence, Stephan voting not to remove Mrs. Leach and Douglass, Nuti, Truesdell, Zielsdorf voting to remove her from the ARB.

Report from Nominating Committee: (see attached report)

Discussion of boat parking on members property - Zielsdorf made a presentation in reference to a proposed amendment to the Rules & Regulations (5.1.1.2.1) concerning boat parking on Landowners property. No decision was made at this time however, Zielsdorf asked for feedback from residents.

Document request forms for association - On a motion made by Zielsdorf and seconded by Nuti the Board unanimously approved a new form that residents may use to request copies of Association documents not to exceed five (5) business days.

Committee Reports:

Recreation – Douglass announced the following recreational activities...

- holiday wagon rides @ the Stables
- upcoming Childrens Christmas Party as well as Christmas Day camp
- recreation committee has taken over the responsibility of organizing the St. Patrick's Day parade from the Women of Seven Lakes

Lakes & Dams – Truesdell made a request on behalf of the Lakes & Dams Committee to increase the budget for lakes and dams. Motion was made by Ziesldorf and seconded by Nuti to increase the current year budget for lakes and dams from \$60,000 to \$100,000. All aye's.

Finance Report - Hudson reported revenues at \$1,188,000 and expenditures at \$712,000.

Security/Personnel – Florence reiterated the need the for residents to call 911 and not the security gates in emergencies. He also stated that he is asking for feedback (no later than January 16) from other Board members in the evaluation of the Community Manager.

Additional Items:

Hudson called for a referendum on the removal of Pres. Truesdell citing paragraph 6.4 of the SLLA By-Laws. Hudson instructed Community Manager Fulcher and his staff to include on the Annual meeting ballot, a question asking whether Truesdell should be removed from the Board of Directors.

With no further business, motion was made by Zielsdorf and seconded by Nuti to adjourn. All aye's.

Respectfully submitted,  
Chad C. Beane