

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
OPEN MEETING
DECEMBER 16, 2009 @ 7:30 PM, NCH

President Zielsdorf called the meeting to order at 7:35 pm with all Directors present. Also in attendance were Community Manager Fulcher, Assistant Manager Beane, a representative from the Seven Lakes Times and approximately 25 residents.

PRESIDENT'S WELCOME AND COMMENTS:

After welcoming everyone, President Zielsdorf thanked Community Manager, Dalton Fulcher, and Assistant Manager, Chad Beane, for their years of service to the community. Mr. Fulcher was presented with a clock for his dedication over the last 23 years.

APPROVAL OF MINUTES:

On a motion made by Director Shaver and seconded by Director Galford, the minutes for the **November 18, 2009 Open Meeting** and the **December 7, 2009 Work Session** were unanimously approved.

REPORT OF ACCIDENT FROM JUNE KIRKLAND:

June Kirkland reported that on Saturday, November 28, she tripped and fell at the North Mail House due to unsafe conditions. These conditions have since been corrected. Claims have been submitted to Medicare and Blue Cross, but may not be accepted.

MEMBER COMMENTS:

Bob Racine: Mr. Racine thanked maintenance for removing the metal post out of Longleaf Lake and requested that they look at the placement of the benches around the community in order to place them where there is more shade. Director Shaver suggested that these types of issues be brought up at the committee meetings and asked that meeting dates for committees be published in order for residents to attend.

Mike Pennington: Mr. Pennington expressed concern on changes for 8.4.5.3. The change would read that a boat pulling skiers or flotation devices could be equipped with an observer or a mirror. Mr. Pennington felt strongly that an observer should be present under these conditions and that a mirror alone was not sufficient.

George Temple: Mr. Temple supported Mr. Pennington in his concern for the change in 8.4.5.3 saying that he feels our lake is too small not to have an observer.

ACTION ITEMS:

A. Rules & Regulations: (Changes attached to minutes)

6.9 – On a motion made by Director Caulk and seconded by Director Droppers, the change to 6.9 was approved by a vote of 5 to 1 with Director Galford voting no.

8.2.1 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.2.1 was unanimously approved.

8.2.2 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.2.2 was approved. Director Kindsvatter abstained.

8.3.3 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.3.3 was unanimously approved.

8.4.1.2 – On a motion made by Director Caulk and seconded by Director Droppers, the change to 8.4.1.2 was unanimously approved.

8.4.2.1 – On a motion made by Director Droppers and seconded by Director Galford, the change to 8.4.2.1 was unanimously approved.

8.4.4.6 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.4.4.6 was unanimously approved.

8.4.4.9 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.4.4.9 was unanimously approved.

8.4.4.10 – On a motion made by Director Caulk and seconded by Director Galford, the change to 8.4.4.10 was unanimously approved.

8.4.5.3 – A motion was made by Director Caulk. There was no second so the motion died and no change will be made.

B. Replacement of Curbs at NCH and North Mail Box Area:

Bids were presented at the December 7, 2009 Work Session. On a motion made by Director Galford and seconded by Director Droppers, it was unanimously approved to award the bid to Executive Curb for \$10,148.75.

C. Approval of Nominees from Nominating Committee:

On a motion made by Director Keyser and seconded by Director Galford, the six nominees were approved. The nominees are: Bob Darr, Charles Hannel, Chuck Mims, Bob Racine, Melinda Scott, and Don Truesdell.

Committee Reports:

Finance: See the attached report given by Director Galford.

Recreation: Director Keyser expressed his gratitude to Chad Beane and noted that he will be missed. He then asked Mr. Beane to continue with the briefing on the Recreation Committee. Mr. Beane thanked Jordan and Lynn Rhodes for their help with the Children's Christmas Party and thanked the Women of Seven Lakes for their contribution. He announced that wagon rides were being given on December 19 to view the Christmas lights, the dance program continues to thrive and indoor aerobics are being held 3 days a week at the NCH. Director Keyser commented that he is looking into some changes that are being made on the West Side that could have an impact on us.

Management Search: Director Droppers reported that the Board is currently negotiating with one management company and are just waiting on numbers.

Community Standards: Assistant Manager Beane advised that letters were mailed to 5 residents requesting them to appear before the Judicial Committee. After the letters were mailed, 3 complied and the other 2 will appear on December 17, 2009.

ARB: See attached report from Director Kindsvatter.

Maintenance: In addition to the attached maintenance report, Director Shaver reported that the Maintenance Supervisor, Bob Darr, had resigned.

Security: Director Caulk said that December had been a quiet month. There were a few dog calls and a missing person report. The person had fallen and was found with a tracking dog.

Assistant Manager: Chad Beane thanked the Board and read a good bye speech he had prepared.

Manager Report: Mr. Fulcher reported that revenues through November were at 90% and are right in line with what is expected. Dues collection is at 94% which is less than anticipated and expenditures are right in line. Positive comments have been received from the state inspectors on Sequoia Dam. He thanked Chad for the job he has done with the Recreation, ARB and Community Standards Committees and wished him luck with his new position. He thanked the Board of Directors and the residents for all that Seven Lakes has done for him for the last 23 years.

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Additional Items:

President Zielsdorf assured residents that the Board is definitely moving forward with the management search and will advise them as soon as the contract is finalized.

Adjournment:

On a motion made by Director Shaver and seconded by Director Kindsvatter, the meeting was adjourned at 8:40 pm.

Respectively submitted,

Brenda Massimo

Dec. 15, 2009 Road Paving and Finance Committee Minutes: (Grout, Jones, Temple, Sanchez, Cummins, Fulcher, Galford)

Paving Project Update:

Alternatives and Projects

Repairs:

Fox Run Court – (needs resurfaced & will be detailed in Fulcher’s road recommendations)

Parking Lot - determine if crack filling is sufficient and top dress – Fulcher’s report will indicate prices for both top dressing and resurfacing. Lines can be done in house and topdressing prices will indicate if in house hand squeezing or hired spraying is best.

Immediate Projects:

- 1) Crack sealing in Jan and Feb.-equipment reserved and project is
- 2) Parking lot curbs

Competitive Bids obtained by Manager

Request BOD approval to proceed on Dec.16

3) Dogwood (Study started in September)

Cost of bucket for backhoe - \$770

Progress to date – trench is complete and all roots causing ½ inch raise will be removed and cold patch or hot patch will be used to repair road surface

4) Study and report procedures, forms and report format – Fulcher understands and will provide detail needed in accordance with agreed time table

Dec. 15, 2009 Road Paving and Finance Committee Minutes: (Grout, Jones, Temple, Sanchez, Cummins, Fulcher, Galford) continued

Finance Committee (Grout, Jones, Temple, Sanchez, Fulcher, Galford)

Old

Financial Report Review

Trial Balance reviewed

Inc. statement reviewed – Deb will provide run of accounts 623.15 & 623.33

Invoices reviewed

Funds Statement circulated

Bank Reconciliations

Information Requests discussed – but no problem areas identified – time and effort will not be spent on old and previously discussed questions.

Account Receivable – Written Summary by Fulcher to be passed to next administration

Alphabetical for each account over \$1,200

FY 11 Budget committee work (Temple, Sanchez)

Dates per Financial Procedures Guide discussed

Unanswered areas can not be completed until management is selected

Dalton will provide a 5 year (year by year) long term capital budget in Dec.

No special membership meeting will be scheduled to discuss budget – Summary will be done a regular monthly meeting and requests may be submitted for specific concerns – Decision based on limited results from prior yr. meetings.

Transition Inventory in Jan.

Dalton will assist as part of contract agreement

New

Concerns or questions by committee discussed

West Side Budget Presentation at WSLA Jan. Meeting was discussed

Galford update on Management Search

Thanks to Jerry Grout (Financial Procedures Guide, Community Dues Study, Bank Reconciliations, advice)

Appreciation to Beane for service

Congratulations for passing community certification exam

Congratulations for new position with Moore County

Appreciation to Dalton for 23 years of service

Invitation to attend Appreciation Open House

Next Meeting Date – Tues. Jan .12, 9:00

Architectural Review Board
November 19, 2009
12:30

Minutes

Call to order. Cummins, Starkey, Fentzlaff and Asst. Community Manager Beane were in attendance.

Approved the Minutes: 11/5/09

New Construction:
- none at this time

Alterations / Additions:

- 1) Rappaport – Lot 368 – 291 Firetree – Paint House - APPROVED
- 2) Hannel – Lot 401 – 156 E. Shenandoah – lights along driveway – TABLED

Additional Items:

Adjournment: 12:45 pm.

Respectfully submitted,
Chad Beane

TO: 2009-2010 Maintenance Committee

From: M.G. Shaver – Maintenance Committee Chairman

Subject: 10 December 2009-2010 Maintenance Committee Meeting Agenda

Date: 30 November 2009

CC: **7LLOA's Community Director**
7LLOA's Maintenance Superintendent

- A. **Maintenance Committee Meeting:** The next 2009-2010 Maintenance Committee will be held on Thursday, 10 December 2009 beginning at 10:00 AM in the Maintenance Superintendent's Office. The Community Manager, Dalton Fulcher, and the Maintenance Superintendent Bob Darr are also to be in attendance. It is noted that the previously scheduled 12 November 2009 meeting was not held primarily because Maintenance Department no longer needs any micro-management input from the Maintenance Committee. At the 17 October 2009 Maintenance Committee meeting long-range assignments were given to each committee member as noted below.
- B. **Approval of the 17 October 2009 Maintenance Committee Meeting Minutes.**
- C. **Committee Chairman:** The Maintenance Committee is to have its long-range committee assignments completed by the Association's 27 January 2030 Open Meeting.
- D. **Community Manager:** The Community Manager to provide his recommendations for required year 2010 major long-range maintenance projects.
- E. **Maintenance Department Superintendent's Report and Input.** To provide an overview of projects completed since the 17 October 2009 meeting and for those planned between now and 27 January 2010
- F. **Meeting Discussion:** Reports on assignments and activities to date.
1. **Docks:** Mike Pennington/George Stahl – Prepare new dock plan
 2. **Equipment:** Mike Cummings/Andy Smitley – Prepare 3-5 year equipment replacement plan
 3. **Long Range Projects:** Jim Allen/Don Truesdel – Prepare 3-5 year major projects plan
- G. **End of Meeting.**

Manila G. Shaver

Manila G. Shaver
Maintenance Committee Chairman

