

**MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
WORK SESSION
DECEMBER 4, 2008 @ 8:30 AM CONFERENCE ROOM**

President Zielsdorf called the meeting to order at 8:40 am with all Directors present. Also present were Community Manager Fulcher and Assistant Manager Beane.

Old Discussion Topics:

A. Deed Restrictions on Association Properties:

After review of instrument prepared by Attorney Stovall, Director Caulk made a motion to add topic to December 10 Agenda.

New Discussion Topics:

A. Draft of SLLA questionnaire to rate our assets/cut costs:

After a lengthy discussion, recommendations were made for changes to questionnaire. President Zielsdorf is to make all changes and have questionnaire ready for office to prepare and mail immediately after end of 2008. Questionnaire will be added to agenda for December 10, 2008 Open Meeting.

B. Transition Committee:

President Zielsdorf introduced Director Welch as Chairman of the Transition Committee, providing that Director Welch is re-elected. The Transition Committee will have the responsibility of coordinating the search for new management of the Association to replace Manager Fulcher upon his retirement on December 31, 2009. The committee will consist of four to six members in addition to the chairman and will assume its duties in January, 2009. Discussion followed on ways to select representatives for the committee. The appointment of Director Welch was approved for the agenda for the December 10, 2008 meeting.

C. Picerno appeal:

The date of December 18, 2008 at 3:00 pm was set for a Closed Meeting for this appeal with the Judicial Committee. Assistant Manager Beane is to advise Mr. Picerno by letter and state in the letter to Mr. Picerno that our attorney, J. Hunter Stovall, will be present. Mr. Picerno is to review and sign the minutes that will be taken at this meeting. Assistant Manager Beane is to draft a form that would be used in future appeals to request an Open or Closed Hearing.

D. Side lines for roads:

Director Kindsvatter stated that at a previous Open Meeting resident Helen Pardue had requested side lines for roads and it had not been followed up. Manager Fulcher stated that the equipment currently needs repairing, but once repaired, will repaint if any days are 50 degrees or higher.

E. South side mail room carpeting:

Director Kindsvatter advised that the South side mail room carpeting has a big hole. Manager Fulcher advised that he is looking at cost on replacing carpet on both North and South side mail rooms.

F. Seven Lakes blog:

President Zielsdorf thanked Ray Ulansey for his efforts and offered an alternate proposal to the blog. President Zielsdorf would like to have Mr. Ulansey set up the blog as an "open forum" instead of individual mailboxes for each Director. This will be added to agenda for December 10, 2008 for approval.

G. Accept candidates for 2009-2010 board:

Following are the 8 candidates Director Shaver announced for nomination: Kent Droppers, Don Fentzlaff, Denny Galford, Steve Hudson, Bruce Keyser, Jr., Mike Pennington, Don Welch, Randy Zielsdorf. These names will be presented at the December 10, 2008 Open Meeting for vote and approval.

H. Improvements to gate and camera systems at North & South gates:

Manager Fulcher advised that 10 companies had been contacted and 2 had submitted bids, Eastern Data and Electronics Service of Hamlet. There was much explanation and discussion. Director Welch made motion and Director Shaver seconded to present to Board at December 10, 2008 Open Meeting.

Additional Items:

A. Director Truesdell reported that he had received the last inspection report from 2005 on Timber Dam and had S&ME verify that Timber Dam would not be reclassified as a high hazard dam. Therefore, no Emergency Action Plan is needed at this time.

B. Director Welch reported that the deadline at the boat storage area had passed and the committee will begin organizing the area and selling abandoned property.

Adjournment:

On a motion made by Director Galford and second by Director Caulk, the meeting was adjourned at 11:10 am.

Respectively submitted,

Brenda Massimo

