

Seven Lakes Landowners' Association
Board of Directors
Work Session
December 5, 2007 @ 7:30 pm

Pres. Truesdell called the meeting to order with all Directors present along with Community Manger Fulcher, Assistant Community Manager Beane and approximately 21 Landowners in attendance.

President's Welcome and Comments: Truesdell announced the promotion of Debbie Caulk to Finance Officer and the hiring of two part-time employees, Brenda Massimo and Alice McPheeters. Truesdell asked for the Landowners patience while we work through these changes in the office.

Stables: Three young ladies spoke of their concern for the Stables. Gilian & Hannah Munro along with Hannah Florence addressed the Board with a list of concerns for the Stables. They would like to see more brushes, new stall locks, repairs to old termite damage and additional stall for the new pony. They stated that they would be willing to have bake sales and lemonade stands to raise funds for these projects.

By-Laws Section 6.2.3 – Qualifications for Board of Directors - Director Florence stated his concerns of being in violation of NC Planned Community Act if these By-Laws are changed. Truesdell assured Florence that the provision in question applies only to Associations that were formed after January 1, 1999 or that have elected through a vote of their membership to be governed by the provisions of the Planned Community Act. This matter will be voted on by the Board at the December 12, 2008 Open meeting.

Donna Stephan - Should we poll Landowner's in reference to the proposed amendment of Section 6.2.3 of the By-Laws concerning Board of Directors eligibility? Discussion followed with no action taken at this time.

Report of Nomination Committee: Nuti reported the following ... (see attached)

Discussion on By-Laws Section 6.6 - Hudson asked that the Board consider eliminating a provision in the by-laws that allows Directors to vote via email on a matter that has been fully discussed in earlier meetings. Discussion followed...
Truesdell asked Nuti to reword the email voting provisions so that new language could be considered at the January meeting.

Rules & Regulations Section 5.1.12 - Resident/Owner tractors allowed in Seven Lakes:
Hudson asked that the Board revisit the rule that prohibits overnight parking of tractor trailers in Seven Lakes. Hudson asked that the grandfather clause be removed, leaving in place a simple ban on overnight parking of big trucks. Truesdell called for a vote to see if the board was in favor of revisiting this issue. Florence & Hudson voted yes to revisit. Douglass, Nuti, Stephan, Zielsdorf, Truesdell voted not to revisit this issue.

Douglass request to give members a way to make donations for special projects:

Douglass suggested that annual dues packets include a check-off form that would allow landowners to contribute money above and beyond their dues payments and designate the projects on which those funds would be spent. Discussion followed. No action taken at this time.

Additional Items:

Truesdell stated that he will be asking the Board to increase the amount budgeted for dam maintenance from \$60,000 to \$100,000 to cover work needed to begin a proactive program of dam maintenance. Motion was made by Truesdell to put this item on the Dec. 12th agenda. Seconded by Stephan. All aye's.

Douglass publicly thanked the Women of Seven Lakes for decorating the NCH, gates and stables for the holidays.

Hudson asked for a clarification of 6.9.3 in reference to the Board calling for a Closed Session. Discussion followed. The rule will be restated for review at the January work session.

Truesdell called for Executive Session immediately following adjournment.

With no further business, motion was made by Stephan and seconded by Zielsdorf to adjourn. Meeting was adjourned at 8:30 pm.

Respectfully submitted,
Chad Beane