

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
WORK SESSION
FEBRUARY 12, 2009 @ 8:30 AM – CR

President Zielsdorf called the meeting to order at 8:40 am with all Directors present. Also present were Community Manager Fulcher, Assistant Manager Beane and a representative from the Seven Lakes Times.

President's Welcome and Comments: After welcoming everyone to the meeting, President Zielsdorf took this opportunity to confirm that despite conflicting rumors, no other employees have been offered employment agreements other than Manager Fulcher.

Old Discussion Topics Follow-up:

- A. **Review By-Law 6.6** (deed restrictions) – Deferred until information from Moore County
- B. **Playground** – Director Caulk suggested to the Board that he would like to have specific areas designated as “non-drinking family zones”. On a motion made by Director Welch and seconded by Director Galford, this was tabled until March.
- C. **Slalom Course** – Resident Tonya Godwin presented to the Board a request to organize a Slalom Club. After questions from the Board members, a motion was made by Director Truesdell and seconded by Director Kindsvatter to add the request to the February 28 agenda with provisions that the Slalom Club show proof of liability and have the boat marked with a flag.

New Discussion Topics:

- A. **Road Shoulder Mowing** – President Zielsdorf advised that according to the returned surveys, 65% of the residents did not object if the SLLA stopped mowing the grass on the road shoulders. Director Shaver commented that the Maintenance Committee had not been consulted and he requested that any decision be delayed until his committee could do further research. On motion by Director Welch and seconded by Director Galford, this was tabled until the March meeting to get further recommendations from the Maintenance Committee.
- B. **Survey Results** – President Zielsdorf asked the Board to keep the survey results in mind for future recommendations. Director Caulk then brought to the attention of the Board that his earlier proposal for gate repair had been tabled until the results of the survey were counted. Director Galford requested updated invoices and then made the motion to put this item on the agenda for vote at the February 25 Open Meeting. Director Shaver seconded the motion.
- C. **New By-Law to limit dues increases to road paving & dam repairs** - resident Conrad Meyer presented a question as to why there was no dues increase on unimproved lots. After a discussion, the Board of Directors agreed that the current

dues on unimproved lots was already a sufficient amount and that with few vacant lots remaining, the revenue gained by any increase would be minimal. On a motion made by Director Shaver and seconded by Director Welch, the by-law will be on the agenda for the February Open Meeting.

- D. Budget** – Director Welch said that it is important to communicate to the landowners that the Board of Directors has been sensitive to the needs of the community with the present economic condition, but that he felt this budget is the absolute best that the Board could present. He also questioned if there would be value in comparing FY 2008/2009 to FY 2009/2010. After a short discussion the approval of the budget was deferred to a special meeting to be held later today.
- E. Open water swim for May** – Assistant Manager Beane asked the Board of Directors for approval to host the North Carolina Open Water Swim on Echo Lake on May 29 & May 30. With 400 plus swimmers from all over the state, this is excellent publicity for the Seven Lakes Community. On a motion made by Director Shaver and seconded by Director Kindsvatter, this was approved to be on the February Open Meeting agenda.
- F. What can the Association do to reach a wider audience?** – On a recommendation made by Director Shaver, Community Manager Fulcher is to prepare a new schedule to be presented at the Open Meeting either extending the office hours or including a Saturday morning.
- G. Transition** – President Zielsdorf presented the attached tentative plan and format for the Transition Team.
- H. Person of the Year** – President Zielsdorf announced that nominations for Person of the Year are being accepted.

Additional Items:

President Zielsdorf suggested looking at single representation for county actions as he feels that our community could be overlooked on important county or state matters if it becomes too difficult to find the correct contact or too many contacts. Director Welch was asked to initiate a committee to determine interest and need.

Community Manager Fulcher asked the Board of Directors to reconsider having residents purchase their own boat stickers. He is to present new proposal to be discussed at the February Open Meeting.

On a motion made by Director Truesdell and seconded by Director Kindsvatter, the meeting was adjourned at 10:45 am.

Respectively submitted,

Brenda Massimo

1. Study the present system of governance
 - What attributes do we want in the next community manager?
 - What should be the role of the board?
 - What is the job description of the community manager?
 - What services should the association be providing to the residents?
 - Should the next manager operate in a friendly and formal manner, OR a friendly and informal manner?
 - What parts of the “Community Plan” should be integrated into the system of governance?

2. Search for new management
 - Start advertising no later than July 1, 2009
 - Consider individuals as well as management companies
 - All board members will review applications
 - As much as is practical, all board members should interview prospective candidates
 - All board members will use a matrix to rank prospective candidates