

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**OPEN MONTHLY MEETING**  
**APRIL 29, 2009 @ 7:30 PM NCH**

President Zielsdorf, with all Directors present, called the meeting to order at 7:30 pm. Also present were approximately 19 residents and a representative from the Seven Lakes Times. After welcoming everyone, President Zielsdorf advised that Bob Darr would not be presenting his 6-month maintenance report due to computer problems.

**Approval of Minutes:**

On a motion made by Director Kindsvatter and seconded by Director Keyser, the minutes for **March 25** were approved. On a motion made by Director Droppers and seconded by Director Galford, the minutes for **April 13 Work Session** were approved. On a motion made by Director Kindsvatter and seconded by Director Shaver, the minutes for the **April 13 Closed Session** were approved.

**Members Comments:**

None

**Action Items:**

**A. Recombination of Lots 2178 & 2179 as 2178**

Community Manager Fulcher explained that the resident was purchasing the lot next door and wanted the lots combined to 2178. On a motion made by Director Kindsvatter and seconded by Director Keyser, this was approved.

**B. Letter of Understanding with West Side**

President Zielsdorf explained the changes that had been made from the previous letter. After much discussion, it was decided that the agreement should be modified to exclude the stables. The vote was tabled until the May meeting so that the necessary changes can be made.

**C. Sequoia and Timber Dam**

Community Manager Fulcher explained that the Lakes and Dams Committee had solicited five bids for the maintenance work for Sequoia and Timber Dam. The bid summary is as follows: Don Thomas Construction \$48,060.00, Sanford Contractors \$77,851.28, Ken Bouldin Trucking \$88,825.00. ERP Landscaping and McKenzie Landscaping did not submit bids. Community Manager Fulcher recommended going with Don Thomas. On a motion made by Director Shaver and seconded by Director Keyser, Don Thomas Trucking was unanimously approved.

**Report Items:**

**A. Road Shoulder Mowing:**

Director Shaver reported that there are 402 vacant lots that need to be maintained. The SLLA Office will send a mass email, post notices in the mailrooms, and post in the Interlake for residents to call the office if they wish to have maintenance continue to mow the shoulders in front of their properties.

**B. Dues Collection:**

Community Manager Fulcher reported 28 accounts representing approximately \$51,000 had been turned over to Hunter Stovall for collection. All property owners were at least 1 year delinquent and were given 30 days to comply before foreclosure.

**C. Board Meeting Dates and Times:**

Work Sessions will be held on Monday at 8:30 am sixteen days prior to the Open Monthly Meeting with no Work Session being held in November. Open Meetings will be held on the last Wednesday of the month with the exception of November, which will be November 18, and December, which will be December 16.

**B. Committee Appointments:**

Melinda Scott was nominated by Director Kindsvatter to replace Bob Darr on the **ARB** Committee. On a motion made by Director Kindsvatter and seconded by Director Shaver, Mrs. Scott and the temporary members Mike Cummins, Mark Widman and Edie Starkey were unanimously approved for permanent status.

On a motion made by Director Droppers and seconded by Director Shaver, Dean Charles, Ed Chapman, Frank Krohn, Dave Kinney and Carolyn Follansbee were unanimously approved for the **Judicial Committee**.

**Committee Reports:**

**Finance – Director Galford:**

The Finance Committee met April 28, 2009. In attendance were committee members Jerry Grout, Gil Jones, Ed Sanchez and George Temple. Also present were Community Manager Fulcher and Assistant Manager Beane. Director Galford thanked the community for voting to approve the dues increase. A complete copy of his report is attached.

**Community Standards – Director Droppers:**

The Community Standards Committee met on April 13, 2009. The committee consist of Ray Pardue, Mary Ellen Krohn, Nancy Blythe, Nancy Welch, Charles Peterson and Lucy Ingram. Director Droppers reported that the most common problem is unkempt yards and had decided that a phone call first instead of a letter is probably the best way to handle violations. Assistant Manager Beane will track the phone calls and a letter will follow if the resident has not complied within the allotted time frame. A complete copy of this report is available for review in the SLLA Office.

**Recreation – Director Keyser:**

Director Keyser advised that the Recreation Committee had met on April 22, 2009 and that new playground equipment had been ordered. Members of his committee are: Tammi Smith, Amanda Keller and Laura Douglas. Assistant Manager Beane also attended the meeting and reported that recreation bulletins were available at the office and at the mailrooms. A trip to Ikea is planned with 22 people signed up to go. Thanks to maintenance, the pool is ready to open.

**ARB – Director Kindsvatter:**

The ARB Committee met on April 23, 2009. Director Kindsvatter reported that there had been no new construction permits issued and 7 alterations/additions. A complete copy of this report is attached.

**Maintenance – Director Shaver:**

The Maintenance Committee is Jim Allen, George Stahl, Don Truesdell, Mike Cummins, Mike Pennington and Andy Smitley. The Committee met April 6, 2009. The primary purpose of this initial meeting was for the new members of the 2009-2010 Maintenance Committee to become acquainted with each other, understand the Committee's Mission and their role in assisting the Maintenance Department in its fulfillment of its many tasks. The Maintenance Committee Chair was extremely pleased by the number of questions asked and interest displayed by those in attendance. A complete copy of the minutes is available for review in the SLLA Office.

**Security – Director Caulk:**

The following are members of the Security Committee: Brian Edwards, Michael Tew and Bill Cullifer. Director Caulk reported that there are 5 new gate guards at the gates and asked that everyone be patient while they are in training.

**Manager's Report:**

Community Manager Fulcher reported that as of the end of March revenues were 98% collected and the end of year projections would be very close to what was anticipated. He advised that chemicals would be put in the lakes the week of May 11-15. Thanks to maintenance, the paving on Hastings on the South Side was able to be done for \$3,000 to \$4,000 and should last another 10 years. Bids on this project had been received from contractors for amounts between \$75,000 and \$85,000.

**Additional Items:**

Director Shaver informed the Board that there would be an article and pictures in the Seven Lakes Times regarding the yard debris site.

**Adjournment:**

On a motion made by Director Kindsvatter and seconded by Director Shaver, the meeting was adjourned at 9:00 pm

Respectively submitted,

Brenda Massimo

**April 28, 2009 Finance Committee Minutes:** (Fulcher, Beane, Grout, Jones, Sanchez, Temple, Galford) 9:00-11:30

**Dues Increase PASSED!!** *DEDICATED ACCOUNTS for first \$50 will open this week and prior year balance will be added in May after Treasurer reconciliation.*

**Galford opening comments:** Thanks to Residents – Financial Planning can be done!!!

Financial Statement Changes – Update for FY 2010 Restricted Income and minor prior year income presentation.

Funds Statement Presentation – WAIT for Auditors recommendation in August

Open Committee Meetings – NO, but suggestions and recommendations will be evaluated by Committee and participation will be requested if necessary.

Financial Info Requests – Will follow policy of previous year

**Old**

**Survey/Comments:** Lease stables, Yard Trash Pickup Fee, County support for Recreation, Bar Code dues credit, percentage cuts, vehicle sticker fee, Graduated Amenity Fees (**Assistant Manager Report to BOD**)

Financial Report Review: noted items to be reviewed are: Income restated for FY 2010

Dues, Trial Balance: prior yr. P&L, A/R balance, reconcile cash vs. accrual

Discussed fund accounting and accrual require restating prior years

Discussed maintenance and salary allocations and no changes recommended

Funds Statement – **Dalton** prepared computerized form circulated and accepted

Date for finalized Balance Sheet Asset Listing – **Dalton Completed**

Over \$2,500 – Auditors will reconcile,

Under \$2,500 – Finance Committee will reconcile

Accounts Receivable Questions – **Dalton** (May Financial Procedures Manual update)

Report on Accounts given to Atty. for Liens (28 accounts at \$75)

Bank Reconciliations – Grout review of checking & investments funds completed

Same CPAs - engaged for FY 2009 – Audit date is approx. May18

Information Requests – same standard requests

**New**

Responses to Truck Purchases will be provided at open meeting

(note: Hudson received response in March and wrote to Times in April.)

New Projects:

Jan. 2010 Inventory – Sanchez/Temple/Fulcher (current lists provided McCarthy)

Procedures Manual Update: Under \$2,500 yearly Jan inventory

\$2,500 Bi-Annual Jan inventory

Paving Project Report and Supporting Documentation – Grout/Jones/ Fulcher

(All Procedures, Forms, Report Format, Supporting Maps &

Documentation, Surface preparation, Road culverts, Alternative surfaces,

Sidewalks, curbs, Drainage issues, Existing utility cuts, Future utility cuts,

Environmental concerns, Meyer's recommendations noted)

Dalton – state residential street requirements – May 2009

Dalton will recommend sealing in Oct/Nov 2009

Dalton will start consulting project in 2010

Grout - state level contact established

Jones (Sanchez) – local level contact established

Management Structure Analysis (Board level/Goal 3) Galford report & discussion

All Outsource Cost Analysis by Finance (incremental costs-Shaver request)  
Stable cost analysis, Income producing Amenities/Services tabled  
Other Projects – Dalton detailed Dams requests and planned May expenditures  
Dalton reported on Hastings culvert project costs  
**Next Meeting Date – Tues. May 19, 9:00**

**ARB  
Minutes  
April 23,09**

Present: Starkey, Cummins, Kindsvatter, Beane

A. Approval of minutes: 4/8/09

B. New construction

None at this time

C. Alterations/ Additions

1. Virgens – Lot 308 – 110 Pinewood Ct.

replace deck floor – **Approved**

2. Denton – Lot 369 – 293 Firetree

fence – **Approved except for dog kennel** – the committee needs more detail

3. Lafell – Lot 2164 – 119 W. Devonshire

Addition – **Approved**

4. Germain – Lot 976 – 112 Pinecone

deck addition – **Approved**

5. Davis – Lot 54 – 108 Firetree

replace deck floor – **Approved**

6. Caggiano – Lot 459 – 110 Lakeview

Dock – **Approved** ( after inspection)

7. Schneider – Lot 2194 - 140 E. Devonshire

enclosure of porch – **Approved**

D. Discussion items

1. Grantham fence update

A letter was sent to Ms. Grantham informing her that her fence does not meet standards and must be removed. She replied that she would remove it.

2. Sally asked Chad to send a letter to the owners of lots on the E. side of Berwick Court concerning piles of yard debris and small tree limbs that must be removed.

