

SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
MINUTES
WORK SESSION
MAY 11, 2009 @ 8:30 AM, CR

President Zielsdorf called the meeting to order at 8:30 am with all Directors present. Also in attendance were the Community Manager, the Assistant Manager, Rodney Godwin representing the Slalom Ski Club, Laura Douglas representing the Seven Lakes Times and 2 residents.

Old Discussion Topics:

1. Deed Restrictions – By-Law 11.1

Community Manager Fulcher advised that he had been in touch with Dennis Brobst and Ben Vaughn from Moore County. They informed him that they are waiting on a contractor to cap the wells. Once the wells are capped, the County Commissioners must still approve the transfer. Mr. Fulcher will continue to stay in contact with Mr. Brobst to monitor progress.

2. Letter of Understanding with SLWLA

President Zielsdorf reminded the Board of the change “and stables” that had been added to the letter and advised them that he would be finalizing the agreement with Ron Shepherd from the West Side later in the day.

3. Fee Structure for Pool, Playgrounds and Tennis Courts

Assistant Manager Beane presented 2 options to the Board for consideration. After discussion, it was decided to hold a Special Meeting immediately following the Work Session to vote on this as well as raising the Daily Guest Fee to \$5.00.

4. Slalom Ski Club

Rodney Godwin, President of the Slalom Ski Club, presented to the Board his insurance approval requirements and session times for the course. The only suggestion the Board made was to change the time of 4:00 pm to 8:00 pm to 4:00 pm to sunset and the frequency to 8 times per month. Community Manager Fulcher will have the authority to change the frequency if needed.

New Discussion Topics:

1. Management Search

Director Droppers advised that he has contacted 5 community management firms and eventually hopes to contact as many as 8 to 10. He has met with CAS and is still putting together objectives for firm vs. own manager. A copy of his summary is available for review in the SLLA Office.

2. “System of Governance” Committee

President Zielsdorf feels that in the process of selecting management, the role of the Board of Directors needs to be defined in interacting with the new management. Director Galford is to chair a committee for this study.

3. Use of Alcohol in Recreational Areas

Director Caulk asked that this be tabled until he could do more study on the rules.

4. Rules 8.3.2 and 8.3.2.1 – Diving

After discussion, it was decided that By-Law 8.3.2 should be changed to add “scuba” in front of diving and 8.3.2.1 should be changed to 8.3.5. President Zielsdorf asked all Directors to check by-laws that apply to his or her committee and critique them.

5. Procedure for Selecting “Person of the Year”

Director Kindsvatter suggested that there should be a procedure documented for future Boards so that nominations were solicited throughout the year. After discussion, the Board decided to discontinue the practice of having a “person of the year”.

6. Parking at Sequoia Point

This was deferred until Director Caulk and Community Manager Fulcher meet and discuss rule changes.

7. Community Gardens

Director Kindsvatter advised that several residents had expressed interest in a vegetable community garden. After discussion by the Board, it was decided that there was not a space available to offer this.

8. Open Meetings – Setup and Sound System

President Zielsdorf reminded all Directors to remember to speak into the microphones at the Open Meetings.

Additional Items:

President Zielsdorf advised that the Presidents of the McClendon Hills Property Owners Association (MHPOA), the Seven Lakes Land Owners Association (SLLA), and the Seven Lakes West Land Owners Association (SLWLA) met to explore the possibility of working together to address common concerns of the greater Seven Lakes community. A copy of the Vision Statement is available for review with these minutes in the SLLA Office.

Director Shaver advised that arrangements have been made for security to pick up garbage on Saturdays at 4:00 pm in order to avoid having to have a maintenance employee work on weekends to do this chore.

Community Manager Fulcher and Assistant Manager Beane briefed the Board on the status of the playground equipment. Three companies have been contacted: Miracle, Cunningham, and Playworld of the Carolinas. Mr. Fulcher and Mr. Beane both recommended Miracle. Director Galford said that he would like to see the 3 bids before making any decisions. Director Keyser suggested that we might should check on the liability of the warranty if we have the SLLA maintenance install the equipment.

Community Manager Fulcher reorted that the gate house air conditioning units have persistent maintenance problems and would need extensive repair or replacement.

Adjournment:

On a motion made by Director Shaver and seconded by Director Keyser, the meeting was adjourned at 11:00 am.

Respectively submitted,

Brenda Massimo