

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
OPEN MONTHLY MEETING
JUNE 24, 2009 @ 7:30 PM NCH

President Zielsdorf called the meeting to order at 7:33 pm. All Directors were present except Directors Caulk and Shaver. Also present were Community Manager Fulcher and Assistant Manager Beane.

President Zielsdorf welcomed everyone and thanked everyone for their cooperation in placing trash in the additional containers provided by maintenance.

Approval of Minutes: On a motion made by Director Kindsvatter and seconded by Director Keyser, the minutes for **May 11, 2009 Work Session** were unanimously approved. On a motion made by Director Keyser and seconded by Director Droppers, the minutes for **May 27, 2009 Open Meeting** were unanimously approved.

Member Comments:

Ron Erskine – Mr. Erskine was concerned that lake water is tested only once a year and informed the Board that he wants to organize a new group with the objective to monitor water quality of all the community lakes. Director Kindsvatter asked to review the testing materials and compare them to the current methods used.

Richard Scott – Mr. Scott had addressed the situation of placing the buoys on Lake Sequoia further away from his dock at a previous work session. At that meeting, the Board decided that the placement of the buoys was adequate. After discussion, it was decided that Community Manager Fulcher and Director Keyser would meet and make a decision as to the placement of the buoys.

Frank Hayes – Mr. Hayes reported that on Memorial Day weekend a vehicle pulling a boat with an outdated sticker entered the community and launched at Lake Sequoia. His concern was about boat patrol for the July 4th weekend. Community Manager Fulcher reported that Boat Patrol would be on duty from 10:00 am to 8:00 pm for the next two weeks.

Committee Reports:

Recreation: Director Keyser reported the following:

- Open Water Swim Competition was held on Lake Echo in June and was a huge success
- Playground Equipment has arrived and should be assembled by July 13
- 72 dancers participated in the year end dance recital which was held at Sandhills Community College
- Day Camp is underway

- Swim Team is underway and the 7 Lakes Lions Club is sponsoring the team once again this year
- Swim lessons are underway
- Water aerobics is going strong weekday mornings from 8:30 to 9:15 and has a very well qualified instructor named Andrea Schmidt
- July 4 @ 2:00 pm the swimming pool will host several water games for the kids.
- Horse Camps are full but they are still taking names to be placed on the waiting list

Architectural Review Board: See attached

Beautification: Director Kindsvatter thanked the committee for doing an outstanding job. She reported that there has been no irrigation at the North Mail House and that ladies from the committee have been carrying water to irrigate.

Community Standards: See attached

Transition Team: Director Droppers reported that four management companies are coming for interviews in July. The process is underway to interview management companies then look at individuals.

Finance: See attached

Director Galford also reported that an initial discussion on system of governance, detailing the future role of the Board of Directors, would be held in July.

Community Manager: Manager Fulcher reminded everyone that Sequoia Dam would be closed on July 4 for fireworks. Speed bumps have been installed at the North Side gates. He advised that the reduction in road shoulder mowing has not saved us anything and that maintenance would start mowing all road shoulders as they had done previously. He explained that dues collections are down because more residents are choosing to make payments than in the past but that expenses are right where they should be.

Additional Items: Director Kindsvatter requested that job descriptions tasks for the Community Manager, Assistant Community Manager and Recreation Manager be made available.

Adjournment: On a motion made by Director Droppers and seconded by Director Kindsvatter, the meeting was adjourned at 8:50 pm.

Respectively submitted,

Brenda Massimo

ARB
Minutes
June 4, 2009

Present: Kindsvatter, Cummins, Starkey

A. The minutes of May 21 were approved.

B. New Construction

Lot 2418 Hastings – Matthew and Linda Dreselly

The committee reviewed the landscaping plan and the brick foundation. Sally called Bob Van Houten and asked for a staked and string perimeter. On Friday, Mike and Sally measured and found everything to be in order. **Approved**

C. Alterations/ Additions

124 Winsford – Terry and Alice McPheeters – new roof

Approved

D. Other

Rules and Regulation

The committee discussed the Rules and regulations pertaining to the ARB. We specifically discussed Clear Cutting and determined that it meant cutting down all trees and shrubs in the footprint of the proposed building. Sally will check with several builders to determine what they mean by “footprint”. We will continue our discussion at the next meeting.

The next meeting will be June 18 @ 8:30.

June 16, 2009 Finance Committee Minutes: (Jones, Sanchez, Temple, Allen, Cummins, Beane, Fulcher, Galford) 9:00 – 11:30

Old

Financial Report Reviewed

Revised statements were run for May 31

Trial Balance and Inc. statement questioned items were explained by Fulcher
Fulcher noted that Friday 29th noon closing for deposit purposes indicated that receipts were low. However, collections in the following week confirm that % of collection is close to historical averages. Variances between operations and budget were all explained by Beane and Fulcher.

FY 09 Recap provided at monthly meeting – Sanchez/Galford

Year End Recap was attached to prior month’s minutes.

5/10 Year Plan FY 10 Beginning Cash Balance update

Exact reconciliation can not be completed until CPA adjustments are entered.

The Beginning cash available for FY 10 Operations and Reserves is close to \$410,000. The Budget projection of \$375,000 was exceeded because an anticipated FY 09 capital expenditure was not required.

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

The prior year cash and current dues collections dues restricted funds have been placed in separate paving funds. Approximately \$270,000 is currently restricted.

Bank Reconciliations – Grout reviewed checking & investments funds prior to vacation and will report next month.

CPAs - Audit is currently in the review process. Draft balance sheet and depreciation schedules have been forwarded to the committee. Review should be completed in July.

Information Requests – none to date

FY 09 Finance Committee Minutes for the months prior to August were made available in electronic format to both interested residents. It is noted that prior to August 08 the policy was that minutes were available in hardcopy only. Starting in August the minutes were also available from the Web Site.

See Attached Paving Project Report

New

Financial Procedures update: 5/10yr plan - George Temple

Collection writes up - Galford/Fulcher

CPA's revised depreciation schedule (Sanchez/Temple & Maintenance Members-Andy Smitley/Mike Pennington) note: Maintenance currently reviewing asset condition and should be aware of Annual Report schedule

FY 11 Budget committee work (Temple, Sanchez, Galford)

Other: none

Next Meeting Date – Tues. July14, 9:00

June 16, 2009 Finance Committee Minutes: (Jones, Sanchez, Temple, Allen, Cummins, Beane, Fulcher, Galford) 9:00 – 11:30

Paving Project Report and Supporting Documentation –Jones/Allen/Cummins/Grout/Sanchez (Fulcher will be responsible as Consultant)

Tabled items

Resident input regarding road in front of their property should be requested on standardized suggestion form and on **UNPAVED ROADS** (Maintenance) Time line!!!

All Procedures, Forms, Report Format, Supporting Maps & Documents, Surface preparation, Road culverts, Alternative surfaces, Sidewalks, Curbs, Drainage issues, Resident input Existing and Future utility cuts, Line painting, Parking lots, Environmental concerns,

Reported items

Local DOT Office Visitation: Jones and Sanchez

Visitation Report provided

State Standards Manual provided to Fulcher

2008 County Bid Specifications Request provided for reference

Incorporation Benefits and state funding assistance was discussed and is summarized:

Residential Roads could be resurfaced at state standards.

State crowning is designed for higher speed levels.

SLLA roads are level to avoid immediate run off and are appropriate for 25 MPH.

South side easement is 44 ft. and state minimum is 45 ft.

If state funding is received for residential roads the Gates must be removed However, Gate Removal does not guarantee that state will accept roads and the Recent Survey shows that residents want the gates. (note: Pinehurst and Foxfire are responsible for residential roads without state funding.)

Incorporation would assist the community with funding for qualified Business District Roads

Foxfire Contact Report:

Documents on projects were reviewed SLLA B/Ds in 2005.

The consulting study fee was \$7,000 in 2005.

Contact info was obtained

Surface Engineer report was \$30,000 additional and copies are not available – such a report provides “Suit Protection” that might not be available with an In-house study.

SLLA Resident Assistance from a current state paving project manager/reviewer Fulcher will contact for advice on specific road sections

Time Line – Should be from Target Date back and recognize that Fulcher’s time for the project is limited until the consulting contract starts in Jan. At that time he will be responsible to prepare the Road Study in accordance with Board of Director requirements and time table established with the advisory committee.

Paving Project Report con’t.

June 16, 2009

Road Sealing is First Priority

Fulcher and Maintenance will coordinate for it to be done in Jan/Feb

Finance will assist with project budget

Plan: SLLA employees

Rent equipment

All roads will be done

Prior to sealing Maintenance and Fulcher will walk the main roads to identify any immediate repair that must be done in coordination with sealing

Fulcher, Shaver and Galford will meet to assure coordination and consideration of any Dam project requirements

Cost estimates:

State experience is \$75,000 to \$80,000 per mile (surfacing or resurfacing)

Recent paving only local quotes are \$50,000 to \$55,000 per mile

Sep 2010 (FY11) main street paving (12 miles)

Cost (based on \$70,000) \$840,000

Cash available at that time (paving restricted) \$410,000

Finance \$430,000

FY12 paving dues collected May 2011 will be \$124,900

Note: Long range budget projects a 4% yearly operating cost increase (could be 3%? Difference of \$11,000 first year) and other capital expenditures average of \$115,000. This includes Dams \$190,000 and only \$5,000 for equipment and \$8,000 for structures! Cost savings, and reduced capital items, and reducing beginning unrestrictive reserve of \$205,000 could result in additional \$100,000 cash per year for paving.

But, should those unrestricted savings be spent?

NOTE: Post Meeting Analysis of 5/10 year plan FY11 yr end projection:

FY11 Yr. End Cash Balance \$74,000

Beginning cash revised 30,000

Inflation adjustment 11,000

Revised FY11 Yr End Cash \$115,000

*Revised cost estimate \$ 840,000. Paving cost projected FY10 & FY11 \$700,000 - **Financing will be required!!!**

Parking Lots: sprayed top coat or pave? What type of curbing? Lines?
Top Coat cost is significantly less than paving
Should be done at time main roads are done. (Maintenance)
Verification studies of property condition are underway by Maintenance.
Side roads could start in 2015 or 2016.

Cummins contacts with State and local paver clarified that DOT sets paving price monthly. Currently material price per mile is \$55,000. In place price per mile is approximately \$70,000. Negotiations will set final price in between and our estimate of \$70,00 is good for planning purposes.

Community Standards Committee Meeting 6/11/09

The Community Standards Committee is pleased to welcome two new members; Darlene Wiebking and Donna Stephan.

Chad gave an update on the situation at the driving range, and the removal of the sandbags and general poor appearance of the area. It is hoped that this will be resolved in the next couple of weeks.

A general discussion was held on the process for determining what a violation was and

what was not. New members (or existing) were encouraged to get a copy of the new

green binder so that they will have the latest rules. We further reiterated that when a

problem presents itself, that it be forwarded to Chad for review. Chad agreed that all

items sent to him should have a disposition (either a call or a letter) within a week of it

being reported.

Chad commented that the "call first" policy was generally working well and that his

recent training class reinforced this as a good system.

Chad was going to copy the pertinent portion of his recent class and bring it to the next

meeting for distribution.

Committee members were encouraged to schedule a drive around with Chad to discuss

issues so that they had a better feel for what constitutes a violation.

A general discussion was held on existing and new violations. Chad also reviewed the

spreadsheet for items that have been pending, some for a very long time.

Generally

speaking, violations tend to come from the same properties consistently over time.

Numerous items were recommended to be forwarded to the judicial committee for

action. The committee felt that we needed to increase our level of compliance on those

members who have not resolved their issues. Properties with new issues tend to resolve themselves quickly and do not generally reoccur.

Committee members marked their home locations on a map, so that areas of responsibility could be assigned at the next meeting.

The next committee meeting will be July 10. After that the committee will meet the first

Friday of every month.

Kent Droppers