

SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
MINUTES
WORK SESSION
AUGUST 10, 2009 @ 8:30 AM, CR

President Zielsdorf called the meeting to order at 8:30 am. All Directors were present with the exception of Director Shaver. Also in attendance were Community Manager Fulcher, Assistant Manager Beane and a representative from the Seven Lakes Times.

President Zielsdorf commented that there had been some misunderstanding on the recent information distributed on communication procedures. He explained that it was not meant for secrecy and that residents may still contact individual directors if they feel they are not getting a timely response.

OLD DISCUSSION TOPICS:

A. Deed restrictions:

B. Dog and cats running free:

These were topics that were to be presented by Community Manager Fulcher. Since he has been out of town with a family emergency, both topics were deferred to the next Work Session in order to give him more time for preparation.

NEW DISCUSSION TOPICS:

Update on status for search for manager:

Director Droppers reported that he had received feed back from the Directors on ranking the management companies and there seems to be one clear favorite. He is to summarize rankings and email to the Board of Directors, after which he will contact the favorites and have them come for a second interview where the companies will be asked to make recommendations on costing and staffing. In the process of interviewing for an association-employed manager, he has received 22 resumes to date with at least 12 meeting requirements. He will weed through these and eliminate those that do not meet criteria. President Zielsdorf and Directors Droppers and Galford will meet on Aug. 13 to review these resumes. President Zielsdorf acknowledged that he was aware that this was not an easy job and thanked Director Droppers for his time and effort.

Security:

Each Director was asked to give their comments on the subject of security.

President Zielsdorf - President Zielsdorf advised that the 4 presidents (SLLA, SLWA, McLendon Hills, and the Business Guild) would be meeting with the sheriff's office to set up more regular patrol and more hours per week. He suggested that it would be a good idea to inform the community in what situation you should call the sheriff department and when you should call the SLLA roving patrol. He expressed concern about unauthorized vehicles entering through the gates.

Director Kindsvatter - Director Kindsvatter commented that she feels roving patrol is a waste of time and money and thinks that maybe we should utilize them differently. She

feels that it is confusing having 2 different companies (one for the gates and one for roving patrol) and feels that perhaps we should revise the Rules and Regulations in regards to what security is suppose to do. She would like to see a sign at Sequoia Point giving the hours the park closes, no swimming, no diving, etc., and thinks we should investigate whether we do or do not have the right to fine residents. She feels it should be mandatory that all residents have bar codes.

Director Keyser - Director Keyser informed that his Recreation Committee had met recently and security at Sequoia was an issue. He went to Sequoia on a Saturday and advised that he observed security there all day checking passes. He found the beach to be clean but did find it littered with cigarette butts. He feels that security is doing a decent job but does concur that there is a need to look at security at the gates.

Director Galford – Expressed concern that maybe we need better and timelier reports from management, as resident’s reports seem to lose continuity. He agrees on previous comments regarding the gates and bar codes being mandatory but he has witnessed no major security problems.

Director Droppers - Questioned as to whether complaint calls are analyzed as to where they are coming from and what time of day. He feels that the majority probably comes from same time and place. He also questioned as to whether we can take violators to Judicial Committee and fine them.

Director Caulk - As Chairman of the Security Committee, Director Caulk answered that during the summer months Sequoia Beach does have security. He also noted that last month the roving patrol documented 90 violations and found 25 doors unlocked. He informed everyone that the reason we have 2 security companies (one at gates and a roving patrol employed by the SLLA) is due to the fact that the company we contract at the gates will not handle dog calls. The Rules and Regulations were updated last year and a security manual was written.

Community Manager Fulcher - Mr. Fulcher commented that he has seen positive changes in security and confirmed that security is enforcing guest passes at all amenities. He advised that there had been a number of citations for drugs in the last several months and he also expressed that he is not happy with gate operations.

Community Plan:

President Zielsdorf distributed Chapter Three of the Community Plan and a copy is on file with these minutes in the SLLA Office.

GSLCC- Mailbox fee and incorporation fee:

SLLA will provide a mailbox to the GSLCC at no charge. Paying our portion of the incorporation fee for the GSLCC will be put on the agenda for the August monthly meeting for a vote.

SLCC tennis court:

Director Kindsvatter led the discussion by stating that she feels the SLLA tennis courts are inadequate. She feels that we could use this area for another function and perhaps we should look into sharing cost to maintain the SLCC courts and have access to them.

Director Keyser said that this issue had been discussed in the Recreational Committee meeting and the committee feels that it is better to sell the current tiles and resurface the courts.

Director Droppers would like to first discuss this with the SLCC and see what their expectations are. He feels we need to know if the SLCC would expect us to maintain the courts or perhaps just lease.

ADDITIONAL ITEMS:**No Smoking or Drinking at Beaches:**

Director Keyser would like to see no smoking or drinking at the beach areas. He feels we could designate a smoking area and have cigarette disposal containers available. Director Droppers suggested putting containers out in the next few days and adding this to the agenda for discussion at the next work session.

Need for New Lawn Mower:

Bob Darr distributed a copy of mower assignments, which included a list of what was being done with the Husqvarna mower that maintenance no longer has. A discussion followed with Directors Droppers and Kindsvatter stating that they feel bids should be solicited to see what the actual cost would be if this work was contracted. Director Droppers feels that there was not enough data presented to make a decision to purchase a mower for \$8000. Director Galford asked that this be put on the agenda as a request to purchase and have quotes available and more information available.

Testing of Lakes and Swimming Areas:

Community Manager Fulcher advised that he had met with Ron Erskine and had given approval for Mr. Erskine to test the lakes and swim areas for ecoli at \$10 per test. Mr. Erskine will be testing the beach areas only unless there is a problem area. Mr. Erskine explained the test and procedures and Director Kindsvatter explained the difference from ecoli found in the lakes and the ecoli found in raw meat.

Swimming Area at Sequoia:

Manager Fulcher brought to the attention of the Board that there is a problem with kids swimming around boats that are parked at Sequoia and requested that there be an amendment to the Rules and Regulations. On a motion made by Director Droppers and seconded by Director Galford, this will be put on the agenda for the next meeting.

Fee for Shelters:

Manager Fulcher explained that his previous request for a fee for shelters was for non-members. He suggested a fee of \$25 for 1-25 guests and \$50 for 26-50 guests. On a motion made by Director Caulk and seconded by Director Droppers, this will be put on agenda for a vote at the next meeting.

ADJOURNMENT:

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

Respectively submitted,

Brenda Massimo