

Seven Lakes Landowners' Assoc.
Board of Directors
Work Session
September 12, 2007 @ 7:30 pm

Meeting was called to order by Truesdell with all Directors in attendance with the exception of Florence. Also in attendance were Community Manager Fulcher, Asst. Community Manager Beane and the Associations' Attorneys.

Ken Jenkins of 113 Fox Run expressed his opposition to his neighbors outbuilding which was approved by the ARB. He is also opposed to a privacy fence which was submitted to the ARB but has not yet been approved. He stated that this does not follow the Covenants of Ramapo.

Stephan presented a **Compliance Bond** to be incorporated into the requirements for new construction.(see attached copy) Discussion followed. Motion was made by Nuti and seconded by Hudson to place this item on the agenda for approval at the September 26 meeting. Motion passed unanimously.

Approval for Lot clearing or tree removal: Stephan presented requirements for Lot clearing and/or tree removal to be placed in the Rules & Regulations. (see attached copy) Discussion followed. Motion made by Nuti and seconded by Stephan to place this item on the agenda for approval at the September 26 meeting. Motion passed unanimously.

Lake water restrictions: Nuti presented regulations for pumping out of lakes.(see attached copy) Discussion followed. After discussion Truesdell suggested the addition of "hours will conform with the Moore County Water Restrictions". Motion was made by Nuti and seconded by Stephan to include this item on the agenda for the September 26 meeting. Motion passed unanimously.

Nuti presented photos of coves that were inspected by Truesdell and Community Manager Fulcher. He feels that there is a need to explore the possibilities of getting a cost estimate study together to dredge these coves. Discussion followed.

Relocating Stables trail rides: Nuti presented photos of road shoulders that have been eroded by the horse traffic. Beane presented a map with alternate routes for the Stables trail rides. He will get cost estimates for surveying and clearing the suggested bridle path around the back side of Ramapo.

Parking boats & boat trailers in yards: Zielsdorf expressed concerns of more and more boats being parked in inappropriate locations. He brought up the possibilities of increasing Marina space and/or increase the size of the boat storage area. Discussion followed.

Personnel/Procedures Manual: Nuti made a motion and seconded by Hudson to include the proposed personnel/procedures manual on the September 26 agenda. All aye's. This item was then deferred to the Personnel Committee for further review.

Moore County Public Utilities: Community Manager Fulcher presented a request by the Moore County Public Utilities to place a water line connecting McLendon Hills to Seven Lakes North on Pineneedle Drive. Discussion followed with two stipulations surfacing. 1) Cut off valves would be required
2) Cuts in road will be restored to its original condition as soon as possible.
Motion made by Hudson and seconded by Stephan to place this item on the September 26 agenda. All aye's.

Rules & Regulations Revisions - Sections 1 - 7 : Nuti held a power point presentation going over the amendments to the Rules & Regulations Sections1-7. (see copy)
Discussion followed.

Additional Items:

1. Truesdell addressed questions raised by Mr. Charlie Oliver concerning an investigation into the costs of debris site. (see attached evaluation)
2. Truesdell announced that there would be a closed session with attorneys and board members immediately following this meeting. This is in reference to the current lawsuit against the association.
3. Hudson announced that individual board members have been dropped from lawsuit that he and others have brought against the Seven Lakes Landowners Association.
4. Stephan asked for a different venue for work sessions. She would like to see the work sessions time changed.
5. Meeting schedule for next month will be changed to the following:
Work Session - October 10 7:30pm
Open Session - October 24 7:30pm
This was done so as to not conflict with Halloween.

With no other business, the meeting was adjourned.

Respectfully submitted,
Chad Beane
Assistant Community Manager