

MINUTES
SEVENLAKES LANDOWNERS' ASSOC., INC.
OPEN MONTHLY MEETING
SEPTEMBER 24, 2008 @ 7:30 PM – NCH

The meeting was called to order by President Zielsdorf at 7:35 pm with all Directors present. Also present were Community Manger Fulcher and Asst. Manager Beane. There were approximately 30 residents in attendance.

President Zielsdorf opened the meeting by thanking everyone for their attendance.

APPROVAL OF MINUTES: On a motion made by Director Truesdell and seconded by Director Galford, the minutes for **July 17, 2008** were unanimously approved. On a motion made by Director Truesdell and seconded by Director Galford, the minutes for **August 14, 2008** were unanimously approved. On a motion made by Director Welch and seconded by Director Kindsvatter, the minutes for **August 27, 2008** were unanimously approved. On a motion made by Director Welch and seconded by Director Kindsvatter, the minutes for **September 11, 2008** were unanimously approved.

MEMBERS COMMENTS:

Nancy Weinstroth made a request to the Board for support on the playground equipment.

Bob Darr commented on the letter that was recently sent to members of the SLCC where the ARB was referred to as a “rubber stamp”. First stating that he was speaking on his own behalf and not that of the ARB, he assured the community that he was not in “anyone’s pocket” and took his position on the ARB seriously.

Dave Kinney would like for the Board to look at purchasing defibrillators for the community.

Ray Ulansey expressed his desire to have the Board Meetings on the internet and to have a community blog in order to establish dialog within the community.

Donna Stephan - 1. Questioned By-Law 6.3 stating that it was said at the Work Session that the Chairman of the Nomination Committee had to be a Director who was not running for re-election but she did not see this in the By-Law. Community Manager Fulcher advised that it had been changed but it had not made it into the books.

2. Voiced her opinion that she felt By-Law 4.1 on voting is too complicated.
3. Expressed concern over something she heard about a builder that wants to build a home on the South Side. Asked for support for Director Kindsvatter from the Board on this matter.

Michael Pennington 1. Was annoyed because he had received a letter from the Landowners Association regarding Section 8.0 (Use of Lakes & Parks). Believes that he has the right to be addressed in person and not by a letter.

2. Commented on teenagers and that all teenagers are not problems. Believes we need to find something for idle teenagers to do.
3. Thinks rules should be enforced equally and fairly

Darlene Strickland addressed the issue of teenagers smoking pot. Feels Security should have more authority and given the tools needed to do their job. Thinks whole community should stop pettiness and have peace.

Amanda Keller presented a list of signatures from residences supporting new playground equipment.

ACTION ITEMS:

- A. Appointment of Carolyn Follansbee to Judicial Committee – On motion made by Director Kindsvatter and seconded by Director Galford, Carolyn Follansbee was unanimously approved.
- B. Amendments to By-Laws – After explanation on changes by Community Manager Fulcher, motion was made to approve by Director Welch and seconded by Director Kindsvatter. The motion was unanimously approved.
- C. Appointment of Director Shaver as Chairperson of the Nomination Committee On motion of Director Kindsvatter and second by Director Truesdell, Director Shaver was unanimously approved as Chairperson
- D. Awarding of Paving Contract for Yorkshire Court – On the recommendation of Community Manager Fulcher, motion was made by Director Welch and a second by Director Kindsvatter to award bid to Max Paving. Vote was unanimous. (See attached Bids.)
- E. Timber Dam – On motion of Director Truesdell and second by Director Kindsvatter, the contract was unanimously awarded to S&ME for \$5000.
- F. Amendments to Rules & Regulations
 1. Diving – 8.3.2.1 On motion by Director Truesdell and seconded by Director Galford, amendment was unanimously approved. (see attached)
 2. Swimming – 8.3.3.4 On motion by Director Truesdell and seconded by Galford, unanimously approved. (see attached)
 3. Beaching of Boats – 8.4.1.2.5 On motion by Director Truesdale and seconded by Director Caulk, amendment was unanimously approved. (see attached)
 4. Parking of Trailers – 5.1.1.3 On motion by Director Welch and second by Director Truesdale, unanimously approved. (see attached)

COMMITTEE REPORTS:

Finance – See attached report

Community Standards – Director Welch reported that the Community Standards Committee is canvassing the neighborhood regularly and attempts to be uniform in reporting and notifying of violations. Nov. 8 has been designated as Community Clean Up Day. With the help of the Maintenance Committee, an inventory has been made of the boat storage area at Lake Sequoia and plans are being made to clean up the area and have some of the unregistered trailers removed.

Lakes and Dams – See attached

Security – See attached

ARB – See attached

Beautification – See attached

Maintenance – See attached

Recreation – Assistant Manager Beane reported that a list of wants and needs is being prioritized. Meetings are scheduled with 3 companies for playground equipment. Summer programs were successful. Fall and winter off to a good start. Trip is planned to the State Fair on Oct. 21 and a shopping trip to the outlets is planned for Nov. 6.

MANAGER’S REPORT: [see attached](#)

ADDITIONAL ITEMS:

Donna Stephan raised the question as to where the debris for the Community Clean Up Day was going to be taken and what the cost would be.

ADJOURNMENT: On motion of Director Truesdale and second by Director Welch, the meeting was adjourned at 9:10 pm.

Respectively Submitted,

Brenda Massimo

Subject: 2008 Maintenance Committee 18 September 2008 Meeting Minutes

To: 7LLO BOD

Date: 22 September 2008

CC: Maintenance Committee Members

1. Members in Attendance: Jack Fathauer, Dalton Fulcher, Frank Hayes, Norm Ihrig, Andy Lowe and Bud Shaver

2. Approval of 21 August 2008 Meeting Minutes: Approved

3. Maintenance Committee Chairman's Comments:

a. **Change to Association's Drainage Policy:** Advised Committee members of the Association Drainage Policy that was adopted at the 11 September 2008 Board Work Session meeting.

b. **Hurricane/Storm Reaction Plan:** Advised Committee members regarding the Community Manager's Hurricane/Storm Reaction Plan which unfortunately is not in writing. The Community Manager was requested to prepare a written copy of it for the next meeting. The Don Thomas Company is under contract with the 7LLO Association to provide snow removal service.

c. **Additional Maintenance Support to Residents:** Advised Committee members of my decision to propose the following recommendation to the BOD:

There are times when an Association Resident requires some assistance for a short-term need (i.e. - moving furniture, etc). Those requiring such assistance should submit their request to the Community Manager who will advise Maintenance Department Personnel of the need. The Maintenance Department Personnel willing to provide such assistance are to contact the requesting resident and make arrangements for fulfilling the task. The task is to be only accomplished after 4:00 PM weekdays or on weekends. It is up to the requesting resident to make their own determination as to the value of such a service.

d. **Maintenance of Septic Tank Systems:** Advised Committee members about the BOD's discussion regarding the need for having a record of septic tank systems being cleaned. The BOD can't force individual residents to have their septic tank systems cleaned within specified time limits. Committee members had no recommendations.

2. Community Manager's Report:

a. **Status of New Building:** Building vents are being sent.

- b. **Status of North/South Entrance Gate Project:** Completed
- c. **Employee Job Descriptions:** Are to be provided to Committee Chair.
- d. **Replacement of traffic signs:** New signs have been received and are being installed.
- e. **Monthly Maintenance Department expenditures.** Year to date versus Budget (Reference Attachment A)
- f. **Removal of county pump houses:** Still waiting to hear from Water Department.
- g. **Prepare a recommended equipment acquisition schedule for Budget** (List not required for this meeting but is to be made available for Treasurer's scheduled Budget Meeting)
- h. **Resident Compliant about South Post Office Building.** Recommendation!
- i. **Status of Plan for relocation of equipment in Maintenance Buildings:** Not yet available.

4. Recommended Winter Projects: To be provided at next meeting.

5. Equipment Maintenance Reports (Norm Ihrig & Jim Ball) Status of following: Ongoing!

- a. The Committee's equipment specialists have been asked to make an estimate of the time required weekly to maintain our major items of equipment.
- b. The Committee's equipment specialists have been asked to make a manual survey of large scale maintenance committee on site.

6. Roads/Association Property (Mike Cummins/Jack Fathauer). Status of survey of what areas in acres does the Maintenance Department mow. Plan is being prepared to provide ditching on Lanconshire Road on the South Side

7. Garden Report (Jim Caudill & Frank Hayes): The 9/11/08 Beautification Committee's report to the BOD was discussed. Need to repair the Sequoia Point sprinkler system.

8. Lakes & Dams: (Andy Lowe) Waiting for report from Lakes and Dams Committee

9. Maintenance Area (Jay Kenzel): No report.

- a. **Status of Scrap Equipment Sales:**
- b. **Status of Equipment Storage Location Plan:**

10. Additional Comments: Prepare an emergency equipment list.

11. Next Maintenance Committee Meeting: Scheduled for Thursday, 23 October 10:00-12:00 AM in the Landowners Conference Room,

Manila G. (Bud) Shaver
Maintenance Committee Chairman

Attachment A – Maintenance Department YTD Expenditures and Budget

SECURITY REPORT
SEPTEMBER 24, 2008
SEVEN LAKES BOARD MEETING

Activity at the north and south gates has returned to normal since Labor Day weekend. Linda wanted me to thank everyone for calling in their guest ahead of time. This really helps with the congestion between 4 and 8 o'clock.

Boat patrol has finished for the Summer and we will be making plans for next Spring.

Roving patrol reports:

Officer Lewis investigated a report on a missing vehicle. The son took his mothers car without permission. He was located and the Deputy and mother handled this problem.

A white Sunbird boat was warned by Officer Lewis for speeding inside the buoys.

Officer Turner responded to a boat accident that occurred on Sequoia when the operator flipped the vessel upside down. This incident is being processed through our system.

Officer Turner apprehended a young man breaking some property at Sequoia Point. We have experiences several problems in this area. This situation will be handled as prescribed by our rules.

Officer Lewis was dispatched to a party where the music was disturbing the neighbors, this was at 11:45 pm and he had to return at 12:15. The resident sent everyone home.

Officers responded to a report of reckless operation of a motorboat on Sequoia. We also received reports from concerned residents on this activity and the boat owner has been notified.

Officer Lewis investigated an incident where a jogger was bitten by a dog. The owner of the dog was contacted.

Officer Turner responded to a report of a vehicle accident. The incident involved minor injuries but North Carolina Highway Patrol was called to investigate and one individual was charged with DUI.

Officer Turner contacted construction personnel working on a Saturday. They left the site and the gate guard was advised on proper procedures.

Officer also found gates left open, houses unlocked, checked complaints on kids running out in front of cars and answered numerous complaints on dogs.

A busy month for security.

ARB
Report to the BOD
September 24 2008

A. New Construction

Application for new house on Devonshire –**DENIED**
(did not fit in with current neighbor hood construction)

B. Additions/ Alterations

1. replacement of vinyl siding
113 Firetree – **APPROVED**
106 Somerset – **APPROVED**

2. replacement of shingles
158 Devonshire – **APPROVED**

3. landscaping
195 Devonshire – **APPROVED**

4. variance
135 Pleasant View Lane – **APPROVED**

5. addition – garage
116 Cardinal – **APPROVED**

6. fence
142 Devonshire – **APPROVED (pending Chad’s inspection of set
backs)**

**Beautification Committee
Minutes
September 15,2008**

Sally presented the committee with two proposals for landscaping needs at Sequoia Point. One was from Aurora Hills Nursery for \$5,286. The other was from Gary Williams for \$8,820 plus the cost of benches and treated lumber. The committee will take these plans to Sequoia Point and discuss the possibilities. We will meet again next Monday at 4pm at the Point.

**Minutes
September 22, 2008**

Present: Al and Linda Geiger, Jim Caudill, Barb Keiffer, Deb Temple, Terry Hunt,
Joanne Guy, Sally Kindsvatter

The committee has decided that both quotes were more than we wanted to spend and for more plants than we wanted to maintain. They agreed that the Point looked much better since it was trimmed, cleaned out and strawed by Cedar Pines Lawn and Landscape (Horton). They want to take the responsibility for planting themselves and will present a plan at the next meeting. Jim, Frank Hayes and Al Geiger will come up with a plan and as estimate for the cost of the plants. The plan will include a treated lumber edging around the swimming area, more picnic tables, benches, perhaps a shade tree or two. Lantana may be included in the center of the large bed in the front. We're looking at an improved horseshoe area and picnic area with several grills. The maintenance department will be in charge of repairing the irrigation system. That should be completed this winter.

The committee will start discussing a long range plan for all of Seven Lakes N/S at the next meeting. I need some figures at the closed budget session of the BOD October 2.

I hope to have a meeting next week. I'll be in touch. Sally
Ps Thanks for all your work!

Sep 23, 2008 Finance Committee Minutes:

Present: Fulcher, Grout, Jones, Galford

Old

FY 08 Auditors Report (Management Report reviewed and recommendations followed)
Reviewed adjusting entries and Manager reported Debbie had contacted Auditor and adjustments are being posted.

Recap of Prior Committee recommendations to be formalized as Policy
Galford to Debbie for Oct. completion of the binder – status updated and will be available in Oct.

Restated Monthly Financial Report – completed by Gil & Debbie
2 pages for membership by Department
Detailed report for BOD - Straight from Quick Books and no Manager Cover

Funds Investment Policy summary prepared by Grout
Needs BOD approval – present with other items such as mileage

August Financial Report Review

7/31/08 Landowners F/S Questions?

8/31/08 Landowners F/S Questions? Line by line review and accepted

Funds Statement – **Dalton** prepared computerized form – revise to include monthly activity report. Confidential to Finance Committee only

Date for finalized Balance Sheet Asset Listing – **Dalton** will provide

Copies of 2007 inventory to Finance and other Committees – **extended to Oct.**

May Follies Financial Report - **Dalton** update on pledges received (-\$1,289)

Day Camp Financial Report – **Dalton discussed report** (\$5,644)

Swim Team Financial Report – **Dalton discussed report** (\$1,857)

Pool Operations Report compared to Budget and discussed.

Accounts Receivable Questions

What has been done? **Oct. Dalton will provide written policy & revised report**

Revised list must identify installments and signed notes

Announce liens filed? In Oct revised report will be reviewed. In Nov. will meet with Atty. and report recommendations to Board in Dec.

Account identity for Miscellaneous Income of \$22,000 – next years budget (D & D)

\$800 construction fee to road fund

CAPITAL BUDGET – LONG RANGE GOALS

Must be Boards Highest Priority

- 1) We have contacted Banks – but loan policies are being restricted
- 2) We have Community Comparisons
- 3) DO NOT HAVE PRIORITIZED PROJECT ESTIMATES
- 4) Is a Dues Increase Needed? – Have Alternative if it Does Not Pass
Recommendation from Dave Kinney reported by Galford
- 5) Review West Side report - Review Audited Financial Statement Report

New

Bank Reconciliations – Grout review and initial (start with Aug – Galford reviewed prior months)

Information Requests – Same requests as prior months. Only 2 requests!

Next Meeting Date – Oct 21, 2008 9:00 am

NOW:

5.1.1.2 All vehicles with business decals are to be parked in the garage or in a location least objectionable to neighbors and/or people passing the property from the street, lake or golf course. It is acceptable for homeowners to store one boat and/or one boat trailer on their property under the following conditions:

5.1.1.2.1 The boat or (empty) boat trailer may be stored in one of the following locations:

- In the garage;
- Behind the house in an area that is the least objectionable to neighbors and/or people passing the property from the street, lake, and golf course;
- Beside the house or garage, but ten (10) feet behind the front edge of the structure;
- It might be necessary for the Community Manager to recommend the location. If no satisfactory area is available, it would then be required that the boat, or empty boat trailer be stored at another location.

5.1.1.2.2 The use of a brightly colored tarpaulin to cover a boat or boat trailer should be avoided.

CHANGE TO:

5.1.1.2 All vehicles with business decals are to be parked in the garage or in a location least objectionable to neighbors and/or people passing the property from the street, lake or golf course.

5.1.1.3 It is acceptable for homeowners to store one boat trailer, with or without boat, and one utility trailer on their property under the following conditions:

5.1.1.3.1 The boat or trailer may be stored in one of the following locations:

- In the garage;
- Behind the house in an area that is the least objectionable to neighbors and/or people passing the property from the street, lake, and golf course;
- Beside the house or garage, but ten (10) feet behind the front edge of the structure;
- It might be necessary for the Community Manager to recommend the location. If no satisfactory area is available, it would then be required that the boat or trailers be stored at another location.

5.1.1.3.2 The use of a brightly colored tarpaulin to cover a boat or trailers should be avoided.

FROM: Don Truesdell
DATE: September 19, 2008
TO: Seven Lakes Landowners Association Board of Directors

Subject: Requested New Rules

The Lakes and Dams committee is recommending the implementation of three new rules.

8.3.2.1 Diving is strictly prohibited from any community property except for designated areas in the community swimming pool.

8.3.3.4 Swimming at Sequoia Point is only permitted within the area designated with floating markers by the beach area and from the gazebo.

8.4.1.2.5 Boats at Sequoia Point may only be beached between the roped off beach area and the boat slips. Beached boats are only permitted from sunrise to sunset.

These rules are all objective in nature and directly related to safety.

File:board092408

NOW:

1.23 Member means:

- 1.23.1** An owner-occupant who holds a fee simple title to any lot;
- 1.23.2** An occupant who resides in the house with lifetime rights. **(amended 6/25/08)**
- 1.23.3** The owner of a lot or lots on which Association dues are currently assessed. **(amended 6/25/08)**

CHANGE TO:

1.23 Member means:

- 1.23.1** The owner of a lot or lots on which Association dues are currently assessed;
- 1.23.2** An occupant who resides in the house with lifetime rights. **(no change)**

NOW:

1.24 Owner means a person who holds a fee simple title to any lot. **(amended 6/26/08)**

CHANGE TO:

1.24 Owner means a person or persons who holds a fee simple title to any lot.

NOW:

4.7 Voting: Voting for members of the Board of Directors shall be by a secret ballot and limited to Seven Lakes' occupants of residences or occupants who have lifetime rights to their residence, who are members in good standing with each household, including renters in Seven Lakes who own real property in Seven Lakes Subdivision or Country Club Subdivision entitled to cast one vote. Each member, in good standing, shall be entitled to cast one vote on any other matter submitted to a vote of members. Affiliate members shall not be entitled to vote. A simple majority of the votes entitled to be cast by the members present, by absentee ballot, or represented by proxy at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted on by the members, except for a vote on special assessments for which a two-thirds vote is necessary in accordance with the Covenants. A voting member may vote in person, by absentee ballot, or by proxy duly executed in writing by the member or his duly authorized attorney-in-fact. All member votes may be conducted by US Postal Service through a system that assures privacy. **(amended 6/25/08)**

CHANGE TO:

4.7 Voting: Voting for members of the Board of Directors and all other matters shall be by secret ballot and limited to members in good standing, including renters in Seven Lakes who own real property in Seven Lakes Subdivision or Country Club Subdivision, and are entitled to cast one vote. Affiliate members shall not be entitled to vote. A simple majority of the votes entitled to be cast by the members present, by absentee ballot, or represented by proxy at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted on by the members, except for a vote on special assessments for which a two-thirds vote is necessary in accordance with the Covenants. A voting member may vote in person, by absentee ballot, or by proxy duly executed in

writing by the member or his duly authorized attorney-in-fact. All member votes may be conducted by US Postal Service.

NOW:

- 6.2.3** Nominees for, and members of, the Board of Directors may serve ONLY if they;
- Are voting occupant members in good standing **(amended 6/25/08)**

CHANGE TO:

- 6.2.3** Nominees for, and members of, the Board of Directors may serve ONLY if they;
- Are occupant members (12 month residents) in good standing.

NOW:

- 6.3 Nominations:** Nominees for the Board of Directors shall be named by a nominating committee, the chairman of which shall be a Director named by the Board, and such committee shall consist of the chairman, and two or more non-board members. They shall present a list of nominees to the Board at the December work session and open meetings. The committee shall take specific cognizance of subdivision representation in determining the slate of nominees. In addition, any occupant member in good standing of the Association may be nominated by a petition signed by at least 50 occupant members in good standing and presented to the Board at the January meeting. **(amended 6/25/08)**

CHANGE TO:

- 6.3 Nominations:** Nominees for the Board of Directors shall be named by a nominating committee, the chairman of which shall be a Director named by the Board, and such committee shall consist of the chairman, and two or more non-board members. They shall present a list of nominees to the Board at the December work session and open meetings. The committee shall take specific cognizance of subdivision representation in determining the slate of nominees. In addition, any occupant member in good standing of the Association may be nominated by a petition signed by at least 50 members in good standing and presented to the Board at the January meeting

NOW:

- 6.4 Removal:** Any Director may be removed from his or her directorship by those authorized to elect or appoint such Director whenever in their judgment the best interest of the Association will be served by such removal. Removal shall be approved by a majority vote of owner-occupants who are members in good standing (in the case of an elected Director) in an annual meeting or in a special meeting, or by a majority vote of the remaining members of the Board (in the case of an appointed Director).

CHANGE TO:

- 6.4 Removal:** Any Director may be removed from his or her directorship by those authorized to elect or appoint such Director whenever in their judgment the best interest of the Association will be served by such removal. Removal shall be approved by a majority vote of members in good standing (in the case of an elected Director) in an annual meeting or in a special meeting, or by a majority vote of the remaining members of the Board (in the case of an appointed Director).

PAVING BIDS
YORKSHIRE CT.

Max Paving	\$12,500
Nunnery Construction	\$13,350
Moore Paving	No Bid
Denning Paving	No Bid