

**MINUTES**  
**SEVEN LAKES LANDOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**JULY 30, 2008 @ 7:30 PM – NCH**

Vice President Kindsvatter called the meeting to order at 7:30 pm. All board members were present except Truesdell & Zielsdorf.

**Approval of Minutes:** On motion by Shaver, seconded by Galford minutes of April 30, June 4, 12, & 25, 2008 were approved with one change to the June 25 minutes to include an attachment of ARB rule changes.

**Member Comments:** Joan Moses spoke on behalf of the Advocates, requesting Board to address subject matters on the comment forms submitted by the group. She personally thanked the Board and employees.

**Action Items:**

**1. Change to By-laws 6.9.1** - Time of meetings - Motion to approve change to By-Laws 6.9.1 by Shaver, seconded by Galford was approved unanimously (See attached).

**2. Addition to Rules & Regulations 4.17** - Using the Judicial Committee to adjudicate vandalism of common property – Caulk addressed the members concerning this (See attached amendment) – Motion by Caulk, seconded by Shaver was unanimously approved.

**3. Proposal for North & South Gate houses** - 2 Bids received (see attached) – Caulk moved to accept Davin Frye's bid of \$6,200, Shaver seconded – Discussion followed concerning accepting the higher bid. Caulk explained that because the gate would still be in operation during the remodeling, the work needed to be completed in a timely manner. Motion was unanimously approved.

**4. New boat for security** – Caulk reported that patrol boat was giving problems keeping patrol off lakes – SL Marine has boat for \$4300 – Motion by Caulk, seconded by Welch – Discussion followed about our plans for the new boat and the old boat. Fulcher stated the old boat, while in very bad shape, could still be used for hauling mower to the island and other repairs on Lake Sequoia. Motion was unanimously approved.

**5. Appointment of secretary of the Board** – Sally stated that the duties of secretary are to take minutes in closed sessions and to discharge various legal responsibilities. Shaver nominated Truesdell, seconded by Welch – approved unanimously.

## **Committee Reports:**

1. **Community Standards – Welch** - Committee met and decided to move meeting time to 1<sup>st</sup> Tue. of month – Aug. 5 will be the next meeting. The committee discussed method of citing violators and asked that the violators be cited within a week of time reported by committee. Charlie Peterson agreed to replace Sally on committee. (See attached committee report)
2. **Treasurer’s Report –Galford** - The Finance Committee met 7/22/08 (see attached).
3. **ARB – Kindsvatter** – Approved 1 house, 3 additions, 1 new dock, and 1 lot clearing. The committee is discussing fining two construction companies – One for clear-cutting a lot & the other for going over 90-day timeframe to finish construction. The committee is trying to find some method of tracking new construction and is working on a form for builders to check off date Chad has been there to inspect. Working on new handout for builders – should be completed next month.
4. **Beautification – Kindsvatter** – Asked for recommendation from landscapers – only got 2 bids back – will discuss with Shaver.
5. **Maintenance – Shaver** – The Maintenance Committee met July 28, 2008 (see attached report).
6. **Security – Caulk** – (See attached report)
7. **Recreation – Beane** – Thanked beautification committee for all their work. Swim Team sponsored by Lions had 75 kids participating. 55 kids from 18 mo. to 10 years participated in swim lessons. Water aerobics is growing. July 4<sup>th</sup> we blocked dam to traffic & all went well – thanked Turner & Beach & SL EMS. Day Camp averaging 50 kids with new extended hours of 8:30 – 5:30. Dance Competition is in Myrtle Beach. Asked for new ideas from residents.
8. **Lakes & Dams – Fulcher** – (See attached report submitted by Truesdell) -

**Manager’s Report – Fulcher** - Draft of 2008 Audit - June Financial statement – (see attached). Projected \$130,000 income for this year. Received about 14 more calls in office on drainage problems. We’ve looked at problems – some are our responsibility, some are not. Part of the reason for drainage problems is that we had 3” in of rain in ½ hour to 45 min. according to the water company. Also, pine needles building up on catch basins, keeping them from draining. Maintenance reports? Security not on duty until 4 pm most days, so maintenance has to pick up dogs during day. Fulcher has been asked to

keep up with his time – averaging 3 ½ hours a day talking to residents & board members in office, not counting phone calls. Only attend ½ of committee meetings.

**Additional Items** –

1. Shaver asked for permission to review current drainage policy. Set up meeting with Truesdell, Dalton, & Shaver to review dam repairs.
2. Chad – Judicial committee met today – 2 items from CS committee – Judicial ruled in favor of Association to give landowners x number of days to comply or they will be fined. Thanks to Judicial Committee. Shaver asked if that is a legal problem. Kinney replied meetings are open to public. How to deal with renter vs. homeowner when renter doesn't comply.
3. Kindsvatter asked about Eilert drain on Devonshire – It is temporary fix and design will be same type bricks & Mike Cummings will look at it.
4. Welch – Applauds what Advocates are doing and said they increase openness of Board. Asked what do we do with suggestions received by Advocates? Could appropriate distribution to committees before work session be implemented? Kindsvatter responded that SLLA has suggestion/complaint forms in office and they have been in use for a long time. Galford expressed concern that some of the forms that were distributed from the Advocates were unsigned.

**Comments from members** –

1. Mrs. Alan Brown – Asked what kind of time line the Association has for handling drainage issues? Fulcher said plans are to go out on Friday to look at problems.
2. Yarish – Asked about front set backs on new house on Devonshire.  
Chad said it is 32 feet.
3. Oliver – Stated that awarding bids usually goes to low bid.
4. Florence – Questioned bidding process - was there three bids or two? Commented on drainage issues on driving range

**Adjournment** – Galford moved for adjournment, seconded by Welch. Meeting adjourned at 9:20 pm.