

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

President Zielsdorf called the meeting to order at 7:30 pm with all Directors present. Also present were Community Manager Fulcher, Assistant Manager Beane, a representative from the Seven Lakes Times and approximately 30 residents.

On a motion made by Director Galford and seconded by Director Keyser, the minutes for **August 26, 2009** were unanimously approved. On a motion made by Director Kindsvatter and seconded by Director Droppers, the minutes for **Sept. 14, 2009** were unanimously approved.

**MEMBERS COMMENTS:**

**Bob Racine** – After complimenting the Board of Directors for the job that they have been doing, he asked if the boat docks could be put on the maintenance schedule to be repaired. He also brought to the attention of maintenance that grass is growing in the sand at Sequoia Beach.

**Elaine Wilderson** – advised that noise at Sequoia Point has become an issue and security seemed unable to do anything.

**Roland Allen** – complained that for about 2 years there has been a water drainage problem on his lot and he has not been able to get any satisfaction from the Landowners Association in repairing the problem.

**Eric Wilderson** – said that the office staff had always been very considerate and he would like to see them keep their jobs.

**Jordan Rhodes** – questioned as to why the Board of Directors is reluctant to allow residents to vote on the decision of Community Manager. He feels that it is a huge job and if there is a large enough turnout to vote on dues, then the landowners should be allowed to vote on this decision. He would like to see Chad Beane given a 1-year trial.

**Charlie Oliver** – praised Director Droppers for doing such a good job in researching management companies. He has been in the office to read the information presented by the 3 firms and is impressed with what they offer.

**Helen Simpson** – feels that voting carries responsibility and that if the landowners are not interested enough to attend the monthly board meetings, they have no right to vote.

## **ACTION ITEMS:**

- A. Date for road repaving project** – Director Galford reported that the committee feels the roads are in sound condition but that the appearance is not good. The Board of Directors is in agreement that the appearance of our community is of utmost importance and wants to move ahead with prioritizing what major repairs are needed first. Prioritizing will begin in October 2009 with Dogwood, Devonshire and Hastings being mentioned as needing immediate attention, as well as a portion of Echo Dam and curbing at the parking lot of the North Clubhouse. Director Galford advised that road sealing will commence in January and February as it is more effective in the winter months.
- B. Appointment for replacement on ARB** – Director Kindsvatter advised that 5 members are required for this committee and that the committee has been running short for several months while they looked for the right person. On a motion made by Director Kindsvatter and seconded by Director Galford, **Don Fentzlaff** was unanimously approved to the ARB.
- C. Appointment of replacement and alternate for Judicial Committee** – On a motion made by Director Droppers and seconded by Director Kindsvatter, **Ken Keating** was unanimously approved as the replacement to the Judicial Committee and **Bob Racine** was unanimously approved as the alternate.
- D. Appointment of chairperson for Nominating Committee** – On a motion made by Director Kindsvatter and seconded by Director Galford, **Director Keyser** was unanimously appointed Chairperson of the Nominating Committee.
- E. Additional \$50 for incorporation of GSLCC** – On a motion made by Director Droppers and seconded by Director Shaver, it was unanimously voted to approve an additional \$50 to pay for our share of the costs of incorporating the GSLCC.

## **COMMITTEE REPORTS:**

**Security** – Director Caulk reported that currently there are 3,124 vehicles with active barcodes. In August over 9,000 vehicles entered through our gates and security had asked 21 groups to leave because they had no guest passes. September saw a decline of about fifty per cent in traffic and only one violation of no guest passes.

**Maintenance** – See attached report.

**ARB** – See attached report.

**Recreation** – Director Keyser reported that the youth dance program has set a record for attendance this year with 104 young ladies enrolled. Adult aerobics classes are being held in the NCH on Mondays, Wednesday and Fridays from 8:30 am to 9:15 am and a trip to the NC State Fair is scheduled for October 20 and already has a waiting list. There will be a Halloween Carnival on Oct. 31 in the NCH and a trip to the Carolina Outlets is being planned.

**Community Standards** - In addition to the attached report, Assistant Manager Beane encouraged everyone to purchase the reflective address signs that are being sold by EMS. There is a concern about the number of homes that cannot be readily identified during an emergency.

**Finance** – See attached report.

**Manager's Report** – Community Manager Fulcher reported that revenue dues are running below expectations and that a lot more people are on payment plans this year. He advised that good results were received from E.Coli tests performed before Labor Day and that 8 additional samples were collected on September 30. During a recent test at Sequoia Dam, a test hole overflowed with water and the cause may be a clogged French drain. He said that S&ME would prepare a report for the State and warned that a mandate was possible. After his report, he took the opportunity to address the Board on many improvements that have been done over the last 8 years in answer to the criticism that has been directed to management and staff of the Landowner's Office.

**ADDITIONAL ITEMS:**

A request to combine lots 2366 and 2367 was approved.

**ADJOURNMENT:**

On a motion made by Director Kindsvatter and seconded by Director Keyser, the meeting was adjourned at 8:45 pm.

Respectively submitted,

Brenda Massimo

**TO: Seven Lakes Land Owners BOD**

**From: M.G. Shaver – Maintenance Committee Chairman**

**Subject: Maintenance Committee 10 September 2009 Meeting Minutes**

**Date: 30 September 2009**

**CC:** 7LLOA's Maintenance Committee Members  
7LLOA's Community Director  
7LLOA's Maintenance Superintendent

**A. Maintenance Committee Meeting:** The 2009-2010 Maintenance Committee held their 10 September 2009 meeting beginning at 10:00 AM in the Maintenance Superintendent's Office with the following committee members in attendance (Jim Allen, Mike Cummins, Mike Pennington, George Stahl, Bud Shaver, Community Manager Dalton Fulcher and Maintenance Superintendent Bob Darr).

**B. The 20 August 2009 Meeting Minutes were approved.**

**C. Analysis of Mowing Comparisons:** A discussion was held regarding Bob Darr's future report to the BOD regarding the costs of Outsourcing Mowing versus In-House Mowing of the following nineteen mowing areas. That report was present to the BOD at the closed session of their 14<sup>th</sup> September 2009 Work Session.

Seven Lakes Drive	Office Area*	Soccer Field
South Side Roads	Cardinal Area	Water Tower
South Side Dams	Sequoia Point	Stable
Pasture		
South Mail House	Big J Park	Island
Both Gates	Kiwanis Park	North Side
Dams – Spillage		
North Side Gate Area	Ramapo Lake Areas	Dam Tops**
North Side Roads		

\* Includes North Mail House, Office, playground, pool area, shelter area, and area below parking lot.

\*\* Includes mowing inside and outside of guard rails

**D. Other Tasks:** The Maintenance Superintendent decided it was important to make a daily list of the multitude of other large and small tasks in which all committee Members concurred with. The Maintenance Superintendent is to maintain a daily list, exclusive of routine mowing requirements as noted above. The Committee Members are to review these lists and attempt to group them into suitable categories. Attached is the list of the 57 non-mowing tasks performed during the month of September.

**Manila G. Shaver**

Manila G. Shaver

**ARB**  
**Minutes – September 3, 2009**

Present: Kindsvatter, Starkey, Scott, Beane  
( Cummins reviewed the Graham property construction plan from his home)

A. The minutes of August 3 were approved.

B. New Construction

Graham – Lot 1043 – 109 Azalea Crt. – **Approved**

C. Alterations/ Additions

1. Behre – Lot 800009 – 102 Fox Run  
new roof – **Approved**

2. Rabstejnek – Lot 290 – 102 Amberwood Crt  
new roof – **Approved**

3. Petterson – Lot 765 – 138 Firetree  
new roof – **Approved**

4. Cooper – Lot 1148 – 167 Firetree  
New roof – **Approved**

D. Additional Items

Builder Kevin Bartlett and Ann Johnson, potential buyer, appealed to the board concerning a possible variance for a lot on Lake Sequoia. The lot is very narrow and they will need a small variance ( inches) in order to build. The committee agreed that we were not necessarily opposed to allowing a variance but would have to see the exact plans before granting such. Also, the committee reminded Kevin that his six month time limit on a house he is building on Sandy Ridge had expired. We agreed not to fine him if he finishes within the next couple weeks.

**The next meeting will be September 17 @8:30am.**

**ARB Minutes**  
**September 17,2009**

A. The minutes of September 3 were approved.

B. Announcement was made of our newest member, Don Fentzlaff. His official approval will be made at the BOD meeting September 30.

C. New Construction

Mr. Mingin and his son made a presentation on a SIPS type of construction they would like approved on Bunside Crt. Melinda had looked at the SIPS web site and had several questions about the construction. The committee will discuss the matter more fully at the next meeting.

D. Site Approval

Robert Eiserman –lot 131 - 106 Overlook

Kevin Bartlett submitted a drawing , which will require a variance of approximately 7 inches. The committee gave its approval.

E. Other

Zwart –lot 406 – 177 E. Shenandoah

Trellis – **Approved**

**Next meeting**  
**October 1 @ 12:30**

**Please note the new time**

## Community Standards

The following action items come out of the Community Standards Meeting Minutes:

- Kent will prepare an article, quoting web and other sources about roofs and their care. This article will be placed In the Interlake
- We will conduct a drive to get Landowners to have appropriate numbers on their lots

- Contact Boy Scouts to see if one of them wants to have a program to raise funds for installation-Kent
- Secure pricing on a purchase of numbers and signage to run the program-Chad
- Review the Open Gate Policy at the next open meeting to insure that it gets in the Times-Chad
- Review Garage/Yard sales policy at the next open session to get it in the Times-Chad
- Review the solicitation policy at the open session so that it is included in the Times-Chad
- Follow-up with Dalton to insure that Embarq has been contacted on phone books-Chad
- Place article in Interlake on Pine cones and general appearance-Nancy W
- Confirm that Moore county is charging for dogs removed from Seven Lakes-Chad
- Work with County on right-of-way to remove as many signs as possible-Chad
- **Generally review your areas for problems over the next two weeks. Push for a marked improvement –All**

**Sep 15, 2009 Road Paving and Finance Committee Minutes:** (Grout, Jones, Temple, Sanchez, Beane, Fulcher, Galford)

**Paving Project Update:**

**BOD request that paving be started in Sep. 2010!!!** (resident's vote, inflation, property values)

Sealing in Jan/Feb

Committee determine Sep. priority

(Value of mileage discount)

**Alternatives and Projects Discussed:**

**Repairs:** (Allen/Cummins road review)

Dogwood, Echo Dam 175 feet, Lancashire 50 feet in old section, Cardinal & Edgewater potholes, Devonshire & Hastings potholes, note: the extensive utility cuts on Dartmoor, Hastings, and Devonshire & Harwich are unsightly but solid, potholes

**Immediate Projects:**

1) Crack sealing in Jan and Feb. (5 persons for 6 weeks)

2) Parking lot curbs – **Fulcher** October Objectives

**Fulcher** will get prices on various types of curbing (wood, concrete, and vehicle space curb blocks) Asphalt curbing and concrete driveway curbing are not strong enough and will not be researched. No curbing could be considered. Drainage review

3) Areas identified by committee and confirmed by Fulcher

4) Dogwood (Study should start in September)

**Dogwood could require removal of the pines and replacement with vegetation that will not create future road damage. A Dogwood design is beyond this and Beautification committees experience level and assistance will be requested.**

Contact with NC State or SCC (Dogwood resident Kevin Hudson?) Fulcher contact Clark regarding Dogwood paving options after a plan is recommended

5) Main entrances **after** a study of changes and curbing.

This issue can be delayed because the north and south entrances should be aligned to provide for future traffic signal on Seven Lakes Drive. Dogwood could be done without a main entrance change at this time.

6) Northside Roads & Southside Roads

7) Sidewalk/Walking Path/Bicycle location (Would be most cost effective at time of paving. **Fulcher study** will obtain price and options for area from North mail house to front gates. If reasonable price then additional recommendations)

Do Rules and Regulations require revision for utility cuts? (**Galford**)

Unpaved roads: Residents wanting new paving will be notified to request.

All study and report procedures, forms and report format to Fulcher from Finance.

### **October Meeting Goals: (next page)**

### **October Meeting Goals: (con't)**

#### **Jan/feb crack sealing**

Galford will assure BOD approved staffing

#### **Parking Lot (Fulcher see above discussion)**

**Dogwood** (Beane committee and meeting with Kevin Hudson)

**Repair Areas** (Galford will ask Cummins to confirm with Fulcher and a prioritized listing will be prepared)

**Intern Program will be pursued with SCC (thru Clawson) with Manager recommendation in September Open Meeting Manager Report**

**Jones, Sanchez, Cummins and Galford** prepare draft for **Fulcher Consulting**

Report format – final package in Nov.

**Time Table for “12 Mile”** will be established and prioritized

#### **Projected Time Table for September 2010 Paving:**

On site in process inspection of paving (Fulcher- Clark/Cummins) – Sep 2010

Bid awarded – July 2010

Bids received – June 2010

Bids requested (Fulcher) – April 2010

Bank loan application - April 2010

Announcement to members – Prior to election of new Board  
Final Report to Board (Fulcher) – March 2010 Open meeting  
Final Report to Committee (Fulcher) - March monthly meeting  
Fulcher:

Supporting Maps & Documents, Road culverts, Alternative surfaces,  
Sidewalks, Curbs, Drainage issues, Resident input, Existing and Future  
utility cuts, Line painting, Parking lots, Environmental concerns

Maintenance Committee summary of residents concerns – Jan 2010

Finance Committee Report Requirements – Nov. 2009

Monthly written report to Committee (Oct-Sep)

Last date for member input ?

Announcement to members of input deadline ?

**As of Oct. All committee members should provide:**

**Document reviews and submit task reports monthly**

**Finance Committee** (Grout, Jones, Temple, Beane, Fulcher, Galford)

**Old**

Mower purchase (Special Thanks to Jerry Grout for assistance – copies of presentation circulated)

Financial Report Review

Trial Balance

George will review FY 2009 adjusting entry postings and assist in clean up of the book presentation to reconcile with the accountants accrued balance sheet. Report by Oct. meeting.

Inc. statement

Prior year corrections and year to date corrections to August statements

Interest  
Swim team income  
Stable R & M reclassified?  
Pool salaries?  
    Ed Hill payment discussed  
Clubhouse and Grounds miscellaneous reclassified?  
Clubhouse and Grounds capital purchase

Invoices

Selected invoices discussed and no problems noted  
    Ron Erskine  
    Ed Hill  
    Thomas Trucking

Playground equipment installation cost?

Pool, Day Care and Swim Team reports will be provided in Oct by Beane

Capital mailbox purchases? Fulcher update and will be in place for Seasonal increase

5/10 Year Plan FY 10 Reviewed

    Monthly review by George

CPA FY 09 Report

    CPA adjustments posted (see above: T/B& Inc. Stmt .review)

Funds Statement – circulated

Bank Reconciliations – Grout reviewed checking & investments

Information Requests – none to date

    Standard ones submitted last month & Request for Cola Contract – not provided

**New**

FY 11 Budget committee work must start in Oct. (Temple, Sanchez, Galford)

    Dalton will have recommended Budget by Dec.

    See Financial Procedures guide (note closing CDs procedure)

    Personnel adjustments will be provided by BOD prior to approval

**Next Meeting Date – Tues. Oct. 13, 9:00**

