

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS WORK SESSION
OCTOBER 19, 2006 AT 2 PM

President Truesdell called the meeting to order. In attendance were all directors, Attorney Hunter Stovall, Dalton Fulcher, Chad Beane, and three residents.

ATTORNEY: Hunter Stovall opened the meeting to present his opinion in reference to all contractors requirement to pay the \$800 Construction Access Permit for the use of our roads during the construction of a new home. All general contractors will be treated equally and are required to pay the access fee for the “preservation of common areas”.

Herman made a motion to close down any construction site if the access permit fee has not been paid. Fathauer seconded and the Board unanimously approved.

MINUTES: On a motion by Richmond and seconded by Nuti, the Board unanimously approved the minutes for September 21, 27 and October 6, 2006.

ECHO DAM: See attached bids from four contractors. Board discussion. Truesdell made a motion to contract with Sanford Contracting for the Echo Dam Repair Project at a cost of \$204,550. Hobbs Upchurch will supervise the project. Richmond seconded the motion and the Board unanimously approved.

PAVING: Fulcher requested bids from eight paving contractors to pave five of our unpaved streets. See attached the three bids we received. Board discussion. On a motion by Herman, seconded by Nuti, the Board unanimously approved Riley Paving at a contract price of \$56,500 for the project.

NOMINATING COMMITTEE CHAIRPERSON: Truesdell nominated Steve Hudson to be the chairperson. Herman nominated Ed Nuti. The Board made their selection by secret ballot. Steve Hudson will be the Nominating Committee Chairperson.

SEPTEMBER OPEN MEETING RESULTS OF COMMENTS: Truesdell stated Roberts Rules of Order will be enforced in future Board meetings. Sheriff’s Deputy met with Fulcher, Beane and Truesdell to clarify that none of the registered sex offenders with zip code 27376 were in Seven Lakes. Dudley Rowland volunteered to mow Sequoia Island if we have electricity available. Security cameras will be installed at various locations in the community. Delinquent dues letters were mailed at the first of October.

MAINTENANCE BUILDING: See attached proposal from U. S. Buildings for a new building to be attached to our current maintenance building. This proposal does not include the concrete pad. On a motion by Fathauer and seconded by Richmond, the Board approved to purchase this building and have it completed for a maximum cost of \$20,000. Herman voted against this expenditure.

DUES COLLECTION: Hudson presented the attached Dues and Collection Policy. Board discussed this & the Fair Collection Act. No action taken.

BY-LAWS: Truesdell introduced the idea of hiring Attorney Henry Jones to review our Rules, Regulations and By-Laws at a cost of \$1500. Jones wrote the Planned Community Act. Herman questioned if Jones would be liable for errors. No action taken.

N. C. WILDLIFE: Request West Side to require all boats to be registered with the state and residents to buy a fishing license. State will not patrol Lake Auman.

OPEN HOUSE, YARD SALES & ESTATE SALES: Board discussed. No action taken.

LAKE WATER TEST: Results of all our lake water tests are acceptable.

BARCODE CAMERAS: Both gates are operational. Time Warner will be the transmitter for cameras. Speed bumps at our gates are a problem for the residents.

COMMITTEE REPORTS:

RECREATION: Fathauer reported Halloween Party will be October 31 at 6 pm. Flu shots will be given on November 9. Twelve residents went to the State Fair with Chad. Tennis court resurfacing is rescheduled for November. Request has been made for volunteers to open the Activity Center after school.

ARB: Richmond reported one new spec house and five alterations were approved.

FINANCE: Hudson reviewed the attached Revenue and Expense Report. He stated board members can file a claim in court for delinquent dues for three years statute of limitations. Homeowners need to be notified if tenants are not paying renter dues.

COMMUNITY STANDARDS: Herman reported 37 violators, 11 since last meeting. Sixteen violations resolved. Two went to Judicial and they complied.

SECURITY: Florence reviewed Security report and found yard decorations were stolen from a home on the South Side.

Beane reported a problem at 111 Firetree with a tombstone Halloween decoration that is offending residents but the homeowner refuses to remove the decoration.

SPEED HUMPS: Florence selected six locations on the South Side and 15 locations on the North Side for speed humps. Board discussion. No action taken.

TRACTOR TRAILERS: Florence voiced a problem with tractor- trailers parking in Seven Lakes. Board discussion. No action taken.

BARCODES: Florence made a motion to sell barcodes to West Siders for \$20 each. Hudson seconded the motion. This motion was approved by Florence, Hudson, Fathauer, Nuti and Truesdell. Herman and Richmond voted against this motion.

Meeting adjourned at 4:50 pm. Respectfully submitted by Vicky Strider.