

MINUTES
SEVEN LAKES LANDOWNERS' ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 25, 2006 @ 7:30 P.M.

President Truesdell called the meeting to order with Directors Herman, Nuti, Florence, Richmond and Fathauer present. Also present were Manager Fulcher, Assistant Manager Beane and 42 members.

PRESIDENT'S REPORT – Truesdell

1. Welcome
2. Reminded residents that the public comment session of the meeting is at the end and that anyone who wishes to speak will be allowed to at that time.

COMMUNITY STANDARDS – Herman

1. Seventeen of the thirty-four complaints by the committee or residents this month were cleared up with a single contact from the staff. Eleven others were sent letters and two were referred to the Judicial Committee resulting in compliance by the residents.
2. Thanked the Judicial Committee for their help and hopes their services will not be needed very often.

RECREATION COMMITTEE – Fathauer

1. The staff will have a children's Halloween Party at the North Clubhouse from 6:00 to 8:00 p.m. on October 31, 2006.
2. Flu shots will be given at the North Clubhouse from 1:00 to 4:00 p.m. on November 9, 2006.
3. New tennis courts should be completed sometime in November.

BY-LAWS – Nuti

1. Nuti reviewed the recommended changes to the By-Laws by the By-Laws Committee. See attached.
2. A Dues Collection Policy was also reviewed. See attached.

LAKES/MAINTENANCE – Nuti

1. The Board of Directors has approved the purchase of a 900 sq. ft. addition to the maintenance building at a maximum cost of \$20,000.
2. The Association has granted the bid for repairs to Echo Dam to the low bidder, Sanford Contractors for \$204,550. Other bidders were Don Thomas Trucking, Harris Trucking and Hudson Paving.

SECURITY – Florence

1. The Association has sold 1900 barcodes to date and asked other residents to purchase their barcodes.
2. Urged residents to drive carefully on Halloween night because of the number of kids that will be on our roads.

FINANCE – Fulcher

1. Fulcher reporting for Hudson reported revenues through September 30 were \$1,155,000 or 97% of expected for the year. Operating expenses for the first five months were \$425,000 and capital expenditures were \$166,000. See attached.
2. As of September 97% of the expected dues for FY2006-07 has been collected.

ARCHITECTURAL REVIEW – Richmond

1. In October the Committee received 2 requests for new houses with 1 approval and 5 requests for alterations or additions with 3 approvals.

MANAGER'S REPORT – Fulcher

1. The Board of Directors has approved the paving of five streets on the South side. They are Lancashire, Edinburgh, Bexley, Roxburgh and Shropshire. The lot owners and the Association will each pay ½ of the estimated cost of \$56,000.
2. The Board appointed Director Hudson to chair the Nominating Committee for the 2007-08 Board of Directors.
3. The water in all lakes owned by the Association was tested in September and the results showed that all met state stream quality standards.

COMMENTS FROM MEMBERS

1. Ron Erskine objected to resident-owned tractor-trailers or just the tractors being allowed in Seven Lakes.
2. Jim Lott wanted more information on the dues collection policies.
3. Two residents spoke about the yield signs at the North and South gates.
4. Jay Kenzel suggested the light post on tennis courts be painted before the new courts are installed.

ADJOURNMENT

President Truesdell adjourned the meeting at 8:33 p.m.