

MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS WORK SESSION
JULY 20, 2006 AT 2:00 PM

President Truesdell called the meeting to order at 2 PM with directors Fathauer, Florence, Hudson and Nuti. Cal Loy attended for the Fire Department and T. Ray Jackson attended for EMS. Greg Hankins reported for the Times. Manager Fulcher and Assistant Manager Beane were present. Three residents attended.

MINUTES: On a motion by Nuti and seconded by Hudson, minutes of the June 22 and 28, 2006 meetings were unanimously approved. Debbie Caulk will now post those minutes on our web site.

BARCODE SYSTEM: T. Ray Jackson (EMS) and Cal Loy (Fire) spoke on their concern about emergency vehicles and volunteers having access if we have the new barcode system installed at the gates. An entry procedure for these will be in place at the time the barcode system is installed.

Truesdell talked with the Board about three surge protectors (North Gate, South Gate & Office) being installed at a cost of \$6400 to protect our barcode computer system. The barcode system will cost approximately \$60,000. After Board discussion, Hudson made a motion we invest in the barcode entry system and install the surge protectors. Florence seconded the motion and the Board unanimously approved. A representative from Maximum Security in Charlotte is planning to firm the contract on August 3, 2006.

COMPUTER SOFTWARE: New printer and server have been purchased. Software update for the office is scheduled for September or October.

ECHO DAM: Hudson reviewed the attached information about the Echo Dam repairs meeting that was held on July 11.

HEAT PUMP: Heat pump in the NCH needs to be replaced at a cost of \$6500. On a motion by Fathauer and seconded by Hudson, the board approved this expenditure.

SALE OF LOT 2259: Clark Campbell made an offer to purchase lot 2259 for \$500. We offered to accept \$1000. He counter offered to pay \$750. On

a motion by Florence and seconded by Nuti, the Board approved to accept \$750 for the sale of this lot.

AIRBOATS: We received a report of an airboat on Lake Sequoia. Board discussed and decided there should be no airboats, jet-propelled boats or hovercraft allowed on our lakes. Also discussed, was prohibiting pulling any airborne device behind a boat on our lakes. Fulcher will detail these amendments to our rules and regulations. On a motion by Florence and seconded by Nuti, the Board unanimously approved these changes.

REPORT ITEMS:

- a. Pay Phones: locations have been established. No time frame.
- b. Office Phones: contract signed. No time frame.
- c. Computer Software: scheduled for September/October.
- d. Shaw Lawsuit: Shaw filed response.
- e. Tennis Courts: contract signed (\$42780). To start within 4 weeks.

INCORPORATION: The last Seven Lakes Incorporation Study was done in 2000. We would be required to bring our roads to state standards before being incorporated. Truesdell will meet with a representative with the Institute of Government in Chapel Hill on August 10, 2006 to get more incorporation details.

FEES FOR SERVICES: Board discussed various fees charged by the Association. To better understand our fees, a list of all fees will be compiled by our office staff and distributed to the Board.

COMMITTEE REPORTS:

RECREATION: Fathauer reported Swim team was a success and the Championship will be on August 1. Baby pool pump was repaired. Cost estimate to replace pool fence with a wrought iron fence is \$30,000. Tennis court resurfacing is in process. Benches and tetherball for playground have been ordered. Stables roof has been repaired and our maintenance crew will paint the trim. 7LCC will host a pool party at our pool on September 4. A lady from Zebulon donated a horse to us. Received good comments on our 4th of July fireworks. Cheerleading and tennis clinic will start July 24. Day Camp is successful.

SECURITY: Florence reported he had talked with Mickey & Carolyn (Roving Patrol) to find out there is not a lot going on. Moore County Sheriff and Roving Patrol have stepped up to cover the community. August 1 is

designated as Community Watch Night. We have purchased Community Watch Signs to be posted.

BY-LAWS: Nuti is working on the By-Law changes. He distributed information to the Board for them to review.

MAINTENANCE: Nuti reported the committee will meet next Monday.

FINANCE: Hudson reviewed the attached Revenue and Expense Report. He presented information to improve dues collection. Federal Fair Collection Act prohibits you from posting bad debts if you are going to hire someone to collect dues.

LONG RANGE PLANNING: Truesdell has a meeting scheduled for August 16. Nuti and Hudson plan to attend the meeting.

ADDITIONAL:

PENA'S POOL: Beane reported a letter has been received from the doctor of Pena's children advising the need for a pool for their therapy. The pool looks good.

YARD DECORATIONS: Fulcher reported we received several complaints on one resident who decorated their yard with a hay rake, milk can and several wagon wheels. Beane called them.

HEALTH INSURANCE: Hudson requested we wait until next meeting when Herman and Richmond are here.

Meeting adjourned at 3:45.

Respectfully submitted by Vicky Strider