

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**OPEN MONTHLY MEETING**  
**NOVEMBER 18, 2009 @ 7:30 PM, NCH**

President Zielsdorf called the meeting to order at 7:35 pm with all Directors present. Also present were Assistant Manager Beane, approximately 25 residents and a representative from the Seven Lakes Times. Community Manager Fulcher was absent due to a family situation.

**PRESIDENT'S WELCOME AND COMMENTS:**

After welcoming everyone, President Zielsdorf read a prepared statement from the Board of Directors updating the residents on the preparations that have been made in the search for new management. A copy is available in the SLLA Office with these minutes.

**APPROVAL OF MINUTES:**

On a motion made by Director Kindsvatter and seconded by Director Keyser, the minutes for **October 28, 2009** were unanimously approved.

**MEMBER COMMENTS:**

**Ralph Gilbert:** Mr. Gilbert, a 22 year resident, began by thanking the Board of Directors for what he called a "thankless task". Having served on numerous committees, he feels that things run smoothly and feels that our Assistant Manager Chad Beane has conquered every challenge presented to him over the years. He suggested giving Chad a chance of at least one year in the manager's position.

**Don Fentzlaff:** Mr. Fentzlaff addressed the Board of Directors by asking if they had considered how much it would cost if the decision was made to go with a management company and then we had to go back as we originally were.

**Bob Racine:** Mr. Racine brought to the attention of the Board the fact that the volleyball posts were rolled down the beach to Longleaf Lake after the playground was renovated and that they are currently in the lake. He would like to see them removed. Director Shaver commented that maintenance would take care of the situation.

**COMMITTEE REPORTS:**

**Security:** Director Caulk advised that security has been slow, except for a problem that he had at his house with a faulty furnace. His situation was a testimony to the excellent service that EMS and the fire department provide to our community. After his basement

filled with smoke, he called 911 and in minutes had 30 to 40 fireman and 4 fire trucks. He thanked the Women of Seven Lakes for decorating the community.

**Maintenance:** Director Shaver reported that a big tree had been removed from the north mailroom due to a safety issue of pine needles falling on the walk and making it slippery. A waterline has been run to the mailroom in order to irrigate the new landscaping that has been installed and maintenance has been working on the area of Dogwood and the gate removing roots from trees in order to prepare for paving of this area.

**ARB:** Director Kindsvatter stated that the ARB Committee has been slow, approving only 2 screen porches, some painting and new roofs. She advised that the **Beautification Committee** has requested that shade trees be planted in the playground area.

**Community Standards:** Director Droppers informed the Board that his committee has had some lengthy discussions regarding the general appearance of the community and that the committee is doubling its efforts in reporting violations.

**Judicial Committee:** Assistant Manager Beane reported that 2 items that had been lingering from the Community Standards Committee had been brought before the Judicial Committee last month. Of the two, one made an appearance and the other did not. The one that showed up has complied and the committee had made a decision to impose a fine of \$25 on the other one if there is another violation.

**Nominating Committee:** Director Keyser told the Board that the Nominating Committee had met on October 30 and November 12 and at the present time has 6 candidates: Bob Darr, Charlie Hannel, Chuck Mims, Bob Racine, Melinda Scott, Don Truesdell.

**Recreation:** Assistant Manager Beane reported that the Halloween party on October 31 had been a success. He thanked EMS for their donation of glow sticks and thanked all the volunteers. He advised that the stables still have a few openings for Thanksgiving and that they would begin taking Christmas reservations on December 1. The Children's Christmas Party will be on December 8 with a visit from Santa.

**Finance:** See attached report presented by Director Galford.

**Manager's Report:** Assistant Manager Beane advised that October was a good month for dues collection and he felt that it could be contributed to the fact that letters had been sent to delinquent homeowners by our attorney. Inspectors have been out on Sequoia and Longleaf and had reported no serious problems. November expenditures and revenue collections are in line with projections.

### **Additional Items:**

President Zielsdorf announced that Dennis Roberts had been selected to head up the Election Committee. He encouraged everyone to decorate for the holidays and Director Kindsvatter thanked the Women of Seven Lakes for decorating the gates.

### **Adjournment:**

On a motion made by Director Kindsvatter and seconded by Director Galford, the meeting was adjourned at 8:10 pm.

Respectively submitted,

Brenda Massimo

**Nov. 10, 2009 Road Paving and Finance Committee Minutes:** (Grout, Jones, Temple, Sanchez, Beane, Galford)

### **Paving Project Update:**

(Dam study and test approved by BOD).

#### **Alternatives and Projects Discussed:**

##### **Repairs:**

Fox Run Court – Cummins will review, (does not appear urgent)  
Parking Lot - determine if crack filling is sufficient and top dress

##### **Immediate Projects:**

- 1) Crack sealing in Jan and Feb.
- 2) Parking lot curbs – **(Fulcher bids received Nov. 17)**  
Competitive Bids can be obtained and Manager/Committee will **request BOD approval to proceed in Nov Special Session. (Beane will present bids to committee)**
- 3) Dogwood (Study started in September)  
Cost of bucket for backhoe – bucket used Nov 16?

- 4) Study and report procedures, forms and report format to Fulcher from Finance in Nov. Outline presented – will be discussed in Dec. (Jones, Sanchez, Cummins, Galford)

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

**Old**

Financial Report Review

Trial Balance

George stated only minor presentation items remain

Inc. statement

Swim team report – corrected copy attached to Oct. minutes

Day care report - corrected copy attached to Oct. minutes

Invoices

Selected invoices reviewed

Funds Statement – circulated

Bank Reconciliations – Grout reviewed checking & investments

Information Requests – standard request

**New**

FY 11 Budget committee work must start in Nov/Dec (Temple, Sanchez, Galford)

Beane will notify them when ready

See Financial Procedures guide (note closing CDs procedure)

Transition Inventory will be done as part of Fulcher consulting in Jan.

Beane presented alternatives on health insurance (Blue Cross/Blue Shield rate increase) Should be reviewed and competitive bids for 2011 year.

Concerns or questions by committee discussed

Galford suggested Sanchez run for BOD. Unanimous support from finance committee!!

Grout, Jones, Temple, Sanchez provided Galford requested input on Management search

**Next Meeting Date – Tues. Dec. 15, 9:00**