

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS WORK SESSION**  
**FEBRUARY 22, 2007 AT 7:30 PM**

All board members, Manager Fulcher, Assistant Manager Beane, Reporter Hankins and approximately fifty residents were in attendance at this meeting.

President Truesdell called the meeting to order at 7:30 PM and read the attached "Opening Remarks". He recommended that our agenda for all open meetings to be changed as follows:

1. It will be the responsibility of the person taking minutes to record all the motions made at each work session.
2. The agenda for each open session must include a list of all motions that will be voted on.
3. Before a vote is taken on a specific motion the floor will be opened up to the residents for comment. Each resident will be limited to one appearance per motion and three minutes per appearance.
4. All residents will be given the same opportunity for each motion before the board votes.

**BUDGET:** Hudson presented the attached list of ideas pertaining to the 2007-08 budget. Each Board member and Fulcher followed with budget comments. Motion made to have the budget approved at the open meeting next week.

**PERSONNEL:** Truesdell stated there would be an Executive Session next week to discuss Personnel.

**MAINTENANCE BUILDING SEPTIC TANK:** Fulcher reported on the Moore County Health Department requirement for us to install a new septic tank.

**COUNTRY CLUB DRIVING RANGE:** Truesdell reported and the Board discussed.

**EMPLOYEE POLICY MANUAL:** Nuti reported and the Board discussed. Motion was made to make changes and accept manual at the open meeting.

**GATES AND CAMERA SYSTEM:** Installed and partially operating. "Key" was damaged when Maximum Security attempted to connect gates to the office. South gate barcode system will not operate until they get a replacement key.

**TENNIS COURTS:** Fulcher reported crane operator came and set tennis court lights. Lighting is a lot better but still has shadows. Edging needs to be installed.

**BIG JUNIPER DAM:** Maintenance completed repairs as required by the state. State re-inspected and then we received a positive report.

**CITIZEN OF THE YEAR:** No nominations have been received. Please send nominations to the Landowners Office before the February 28 meeting.

**COMMITTEE REPORTS:**

**RECREATION:** Fathauer reported recreation in a lull due to cold weather. Beane reported youth dance classes are going strong. Watch for details in the Times in reference to the dance group competing in Albemarle. Fitness equipment will soon be installed at the walking trail.

**ARB:** Richmond reported one new house and three improvements were approved.

**COMMUNITY STANDARDS:** Herman reported 37 infractions. Seventeen were resolved, 12 in process, 3 for Judicial and 5 with no action.

**SECURITY:** Florence reported the Sheriff's Department is pursuing guilty parties involved with auto entries. Speeding still a problem. Since Florence works full time, then a resident is needed to head up the Neighborhood Community Watch Program.

**TRACTOR TRAILERS:** Florence made a motion for residents not to be allowed to bring tractor-trailers into Seven Lakes. Moving trucks would be allowed.

**MAINTENANCE:** Nuti reported he is still working on ways to improve the yard debris site. He commented on charting a project schedule for major maintenance projects.

**FINANCE:** Hudson made a motion the Finance Committee report at the open meeting.

**LONG RANGE PLANNING REPORT:** Truesdell reported it is on our website.

**MEMBER COMMENTS:** (8:40 PM)

C. Oliver: Thanked Truesdell and Hudson. Made a few budget comments.

L. Douglas: Reported details for the May Follies Fundraiser on May 6.

P. Thinsgdad: Did not approve of statements about "employees against residents". Good employees are good amenities.

K. Jenkins: Not a believer in dues increases but thought we should respect our employees. Presented a two cents per day example in support of our employees.

J. Allen: Employees and residents are a team. Complimented the Board. Spend money properly.

J. Schwartfager: Agreed with Jenkins. Give Dalton a raise—He deserves it.

Meeting adjourned at 8:55 PM. Respectfully submitted by Vicky Strider

