

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 30, 2007 @ 7:30 PM**

President Truesdell called the meeting to order at 7:30 PM with all directors, Manager Fulcher, Assistant Manager Beane, Reporter Hankins and approximately 50 members present. See attached "Opening Remarks" that Truesdell read.

**MINUTES:** On a motion by Hudson and seconded by Florence the Board unanimously approved the April 11 & 25 and May 16, 2007 minutes.

**WOLFE LETTER:** Truesdell read the attached letter from Neil & Jenifer Wolfe. Board discussed. Comments were positive. Tabled until later date.

**RE-SUBDIVISION OF LOTS 2071, 2075 & 2076:** On a motion by Stephan and seconded by Hudson the Board unanimously approved the re-subdivision of lots 2071, 2075 & 2076.

**DEED OF EASEMENT** for waste water line from 2146R along Greenock Court and across Dorset Road to Lot 2459. On a motion by Stephan and seconded by Hudson, the Board unanimously accepted the Deed of Easement.

**DEED OF EASEMENT** for waste water lines from lots 2054, 2058, 2059, 2061, 2067 & 2068 along or across Bexley, Roxburgh, Shropshire, Ramsgate & Devonshire to Lots 2071, 2075 & 2076. On a motion by Stephan and seconded by Hudson, the Board unanimously accepted the Deed of Easement.

**PERSONNEL MANUAL:** Board and residents discussed employee Sick Leave Policy. Decided to have the Finance Committee study cost of Sick Time and Vacation Time. Tabled until later date.

**POOL FENCE:** Douglass started the discussion in reference to replacing or repairing the pool fence. Discussed and tabled until more bids are in.

**ARB RULES:** After discussion, Stephan made a motion to require all new homes constructed to have a side or rear entry into the garage when possible. Florence seconded the motion and all the Board, except Nuti, voted to approve this motion.

**ARB RULES:** After discussion, Stephan made a motion to change the name of the “Construction Access Permit” to “Seven Lakes Plan Review Fee”. Also included in this motion was to restrict this money for road paving. Zielsdorf seconded and the Board unanimously approved.

**TRACTOR/TRAILERS:** Board and residents discussed. Nuti will conduct a meeting on June 1 to discuss further. Tabled until after the June 1 meeting.

**DRIVING RANGE:** will be discussed in Closed Session.

**HEALTH INSURANCE:** Fulcher reporting he is working with three companies on this issue.

**COMMITTEE REPORTS:**

**Security:** Florence emphasized the 11 PM curfew at the parks. Cars subject to be towed after that time. Parents are responsible for vandalism caused by their children.

**Recreation:** Douglass reported the dance recital is this weekend. Open Water Swim will be held on Echo Lake this Saturday. Three horse camps are full. Day camp starts June 11. Our Lions Club sponsors our swim team, the Stingrays.

**ARB:** Stephan reported four new houses were approved. Working with a builder to attempt to approve one additional house. Few alterations were approved.

**Community Standards:** Zielsdorf updated the Board on violations and on resolved situations.

**Maintenance:** Nuti reported he talked with resident Frank Horan who worked with highways in New York for several years. He advised not to spend \$7000 on a study of our roads.

**Rules & Regulations:** Nuti reported meeting in reference to tractor/trailers would be June 1.

**Finance:** Hudson reviewed the year end (4-30-07) Revenue and Expense Report. Hudson requested input in reference to Sick Leave of PTO (Paid Time Off).

**Lakes & Dams:** Truesdell reported the water quality of our lakes looks good. No trespassing allowed on the rear side of our dams.

**ADDITIONAL:**

**Summitt:** Truesdell reported on the Summitt for Incorporated towns to join together with the possibilities of getting better prices in many areas of operations.

**Garbage:** Contract garbage containers are allowed to be at the street 6 PM until 6 PM.

**Moore Water:** Moore Utilities is requesting an easement from Cardinal to Devonshire. They also need a 40 feet x 40 feet easement in our pasture. (See attached map) Florence made a motion to accept the easement requested by Moore Utilities. Stephan seconded and the Board unanimously approved.

**Water:** Truesdell re-emphasized the importance of conserving water.

Meeting adjourned at 9:40 PM.

Respectfully submitted by Vicky Strider