

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**WORK SESSION**  
**DECEMBER 7, 2009 @ 8:30 AM, CR2**

President Zielsdorf called the meeting to order at 8:30 am with all directors present except Director Shaver, who was absent due to illness. Also in attendance were Community Manager Fulcher, 4 residents, and a representative from the Seven Lakes Times.

**Report Items:**

- A. Deed Restrictions:** Community Manager Fulcher reported that this has been completed and is on file as of November 18, 2009.
- B. Closing of Cedar Lane:** This request has been withdrawn
- C. Sequoia Dam:** Work is on hold due to wet weather

**New Discussion Topics:**

**A. Expectations of New Management:**

President Zielsdorf requested that each Director state what they expected from new management.

**Director Kindsvatter:** Standard Operating Procedures for all departments, job descriptions, employee evaluations, communication documented to pass to committees, a professional study with real numbers regarding need for number of employees and outsourcing

**Director Galford:** Board of Directors evaluation of Community Manager

**Director Droppers:** Reserve plan and annual plan; long term plan in regards to infrastructure

**Director Caulk:** Retiring BOD attend meetings of new committee chairs for the first few meetings to help with transition

**Director Keyser:** Better organization

**President Zielsdorf:** Provide spending objectives guidance

**B. Amendment to Rules and Regulations – Parked Cars**

Director Droppers asked that this be deferred in order for his committee to do more research

**C. Amendments to Rules & Regulations Security & Safety:**

Director Caulk presented proposed changes. After a discussion, a motion was made by Director Galford and seconded by Director Droppers to add these changes to the agenda for the December 16 Open Meeting for a vote.

**D. County Club Tennis Courts:**

A decision was made to defer this topic until new management is in place.

**E. Replacement of Curbs at NCH and North Mail Box Area:**

Community Manager Fulcher presented bids from Executive Curb for \$10,148.75, Gentry Custom Concrete for \$17,600.00 and an in-house cost of \$11,150.00. On a motion made by Director Galford and seconded by Director Droppers, this will be added to the agenda for the December 16 Open Meeting for a vote.

**F. New Shrubs at Entrance to Sequoia Point:**

It was decided that this was not a decision for the Board of Directors and should be left to maintenance and the manager to make a decision.

**G. Request to Waive Interest on Road Paving for Lot 2062 – Doug & Ruth Leffler:**

This will be discussed in a Closed Session immediately following the Work Session.

**Additional Items:**

- A. Director Keyser presented the slate of candidates competing for the 3 vacancies that will become available on the Board of Directors. On a motion made by Director Keyser and seconded by Director Caulk, a vote will be taken at the December 16 Open Meeting to approve these candidates.
  
- B. Community Manager Fulcher announced to the Board that Assistant Community Manager Chad Beane had resigned effective December 28, 2009.

On a motion made by Director Kindsvatter and seconded by Director Keyser, the meeting was adjourned at 9:50 am.

Respectively submitted,

Brenda Massimo

