

**MINUTES**  
**SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS WORK SESSION**  
**DECEMBER 7, 2006 @ 2 PM**

President Truesdell called the meeting to order with directors Florence, Hudson, Nuti and Richmond present. Manager Fulcher, Asst. Manager Beane, Seven Lakes Times Hankins and four residents were present.

**MINUTES:** On a motion by Richmond and seconded by Hudson, the Board unanimously approved minutes of the November 16 and November 21 meetings.

**RECOMBINATION OF LOTS:**

- Lots 2258 and 2259 as 2259, Grumpy Pumpkin, LLC
- Lots 2510, 2511, 2512 and 2513 as 2510, Grumpy Pumpkin, LLC
- Lots 2209 and 2210 as 2209, Grumpy Pumpkin, LLC

Hudson made a motion to accept the three re-combinations of lots. Nuti seconded the motion and all the Board accepted.

**UPDATES:**

**TENNIS COURTS:** Materials arrived this week and are being placed now. Edges need to be glued down. We have received complaints about the surface being slick and about the courts not draining properly.

**ECHO DAM:** Project complete. Waiting on a final inspection approval letter from Hobbs Upchurch Engineering.

**ALAN SHAW:** Hearing was heard Monday. Shaw to pay a fee within 30 days and lawsuit will be ongoing.

**NOMINATING COMMITTEE:** Hudson reported he has six candidates to run for the Board. They are Laura Douglass, Frank McKenna, Donna Stephan, Loren Swearingen, Don Truesdell and Randy Zielsdorf.

**SLCC DRIVING RANGE:** Country Club members voted and approved moving the driving range.

Truesdell met with Attorney Henry Jones who wrote the Planned Community Act. Jones told Truesdell we could prohibit the development of current driving range. Attorney Bill Moses will oversee drafting an affidavit on the intent of the driving range property.

Mike Spayd requested a meeting of the Country Club Board and the Landowners Association Board. Our Board decided to meet with them on December 13 at 4 PM.

**PLANNED COMMUNITY ACT:** After meeting with Attorney Henry Jones, Truesdell reported the only advantage noted is if we adopted the Act, we can amend our covenants with a 2/3 affirmative vote of the residents. Copy of the Act was placed in each board members box. Think about it. Know it is there.

**PERSONNEL POLICIES AND PROCEDURES:** If you have questions, please send them to Truesdell so he can refer them to the attorney.

**COMMITTEES:**

**SECURITY:** Florence reported he surveyed five Realtors and they all said tractor-trailers parked on personal property affects property values.

Florence is continuing to search for effective ways of controlling speeders. He has found twenty locations in the community to add stop signs at intersections to create four-way stops. Still considering speed humps and bumps.

Florence introduced the idea of placing a golf ball on a tee sign in front of a house for sale. Realtors would be responsible for the signs. Board discussed and tabled until next meeting.

**ARB:** Richmond reported two new houses and six improvements were approved.

**MAINTENANCE:** Nuti reported the new maintenance building was delivered. We are working on obtaining a building permit. Concrete pad needs to be poured. Yard debris is growing and Thomas Trucking will haul it away.

**FINANCE:** Hudson reviewed the attached Revenue and Expense report. We have collected \$27000 in barcode sales. To date the barcode system expenditure totals \$74000.

**COMMUNITY STANDARDS:** Beane reported he had 32 violations but the list is now down to 15 violations. Judicial Committee is to meet on one issue.

**RECREATION:** Beane reported we are still requesting volunteers to open the Activity Center after school. Children's Christmas parties will be December 12 and 16. Christmas Day Camp will be December 22, 27, 28 & 29 and will cost \$10 per day. Our miniature horse "BABE" was sick and had to be put down. DeWitt and Tinkie are going to donate a replacement pony.

**EXECUTIVE SESSION:** Hankins and four residents left the meeting at this time. Board discussed the Seven Lakes Country Club driving range.

Meeting adjourned at 4 PM.

Respectfully submitted by Vicky Strider.