

**MINUTES**  
**SEVEN LANDOWNERS ASSOCIATION, INC.**  
**SPECIAL MEETING**  
**FEBRUARY 8, 2007 AT 4 PM**

President Truesdell called the meeting to order at 4 PM with all directors present. Hankins reported for the Times. Manager Fulcher, Assistant Manager Beane and approximately 25 residents attended.

Truesdell first reported there are three times the President votes at a meeting:

- a) Break a tie
- b) Create a tie
- c) Roll call vote

**BY-LAWS:** See attached By-Law changes that were reviewed by Nuti. Also see attached letter from Attorney Jones in reference to By-Laws.

Member Comments:

Oliver—113 Cardinal—suggested meeting time schedule be deferred until new board members are elected.

Stephan—239 West Devonshire—wait until new board members are elected before meeting times are decided.

Gunderson—161 Edgewater—Thanked the board. Questioned why we do not publish delinquent accounts in newspaper like the county?

Answer: State law requires counties and towns to publish delinquent accounts. Federal Fair Collection prohibits private communities from publishing delinquent accounts.

He also commented about closed session minutes not being available as public information.

Allen—110 Cobblestone—Stated he is confused on what is being voted on. Truesdell responded the By-Law changes are being voted on today.

Kinney—139 Hastings—Said to let new board decide on work session meeting times.

Wienstroth—103 Greentree—New boards can change the By-Laws.

**MOTION:** Fathauer made a motion to accept the changes to the By-Laws as per the attached list. Herman seconded and the Board accepted.

**BUDGET:** Truesdell commented that mandated expenditures, Sequoia Point bathroom and Echo Lake Dam repairs were paid from cash reserves.

Truesdell continued with the following recommendations:

- 1) Save 5% of our annual income, which would be \$62,000 for next fiscal year.

- 2) Freeze employee wages and eliminate employee IRA.
- 3) Eliminate Dalton and Chad's \$150 per month vehicle allowance. Reimburse them on a mileage basis at the Federal rate.
- 4) Employees pay 20% of the cost of their health insurance premium. Increase by 5% per year until each employee pays 50% of the cost of their insurance premium. This increase to begin with fiscal year 2008-09.
- 5) Increase mailbox usage fee—tabled until next year. Collect \$6 this year.
- 6) Increase dock rental from \$400 per year to \$500 per year.

Fulcher then reviewed Revenue and Expenses for fiscal year 2007-08.

Member comments:

Gunderson: 161 Edgewater—Questioned requirement to purchase barcodes. Billboard on Highway 211 is a waste of money. Company police car is used by Security.

Oliver: 113 Cardinal—Said \$6 per year mailbox fee is justified. Docks have already been paid for therefore need to take another look before increasing the annual rental.

Lott: 102 Wildleaf—Wants all residents to be required to purchase a barcode.

Herman: 142 Cardinal—Chooses not to purchase a barcode and said residents can't be forced to buy them.

Weinstroth: 103 Greentree—Questioned Fletcher's being allowed to enter their property by a private gate behind Ramapo Village. Was informed the gate is locked and Fletchers can unlock the gate to enter with a horse trailer.

Blake: 125 Sandham—Questioned the rule about multiple lots and combined lots.

Board will discuss the budget at the work session in February and the final approval will be done on February 28 at the open board meeting.

**PERSONNEL POLICY & PROCEDURES MANUAL:**

- 1.) Suggested changing full time employee requirement to work 36 hours per week to receive benefits.
- 2.) Workman's Compensation Insurance is referenced in two places. Work the two of those together.

The personnel manual is to be reviewed and then approved at the February 28<sup>th</sup> meeting.

Meeting adjourned at 5:30 PM.

Respectfully submitted by Vicky Strider

