

SEVEN LAKES LANDOWNERS ASSOCIATION, INC.
MINUTES
WORK SESSION
JUNE 8, 2009 @ 8:30 AM, CR

President Zielsdorf called the meeting to order at 8:30 am with all Directors present. Also in attendance were Community Manager Fulcher, Assistant Manager Beane and a representative from the Seven Lakes Times.

Communications Policy – Jim Allen:

Mr. Allen questioned whether there was a procedure for the Board in responding to resident's inquiries on a timely basis. President Zielsdorf answered that the Board has no written policy and that the work session is where these issues should be addressed.

Old Discussion Topics – Follow-up

A. Deed Restrictions – By-law 11.1

Community Manager Fulcher reported that Moore County has capped all four abandoned wells and the property will be transferred back to the SLLA as soon as the County Commissioner approves it.

New Discussion Topics:

A. Management Search Update

Director Droppers gave an update on the progress that has been made in the management search. He hopes to have interviews with management companies set up by the end of July.

B. Consideration of a “Contractual” Agreement With Next Community Manager

After discussion, it appeared that the Board was unanimous in agreeing that the next Community Manager should be placed under a time limiting contract agreement, but differed on the length of time. Details will be worked out at a later date.

C. Community Manager Job Description

Director Kindsvatter initiated a discussion on updating the existing job description for the Community Manager. Director Droppers responded that the description must include well-documented legal and safety requirements but wants to set details that are flexible because things change. All agreed that the next manager must have CAI certification.

D. Signs at Sequoia Point and Office Areas

Director Shaver reported that No Diving signs have been placed at Sequoia Point and other common area docks. Director Kindsvatter stated that she feels it is a liability not to have more prominent “no diving” signs and would like to see a larger sign. She also would like to see a sign at Sequoia Point like the ones we have at the swimming pool and at the intersection of Shenandoah and Dogwood.

E. Littering in Common Areas

It was stated that more trash cans have been added and the pick up routine was addressed.

F. Community Council – Discussion on By-law for Selecting an Alternate Member

Dennis Roberts has been temporarily appointed. President Zielsdorf advised that he has talked with the West Side and they agree that the appointed member should not be a board member in an attempt to bring a little more continuity. They feel that the person is not elected and therefore will not bind the Board to any decisions made.

Additional Items:

A. A discussion was held on a request from a lakefront resident to relocate a buoy and it was agreed by the Board to support the decision of Community Manager Fulcher and leave the placement as it is.

B. Assistant Manager Beane gave a brief update on the class that he recently attended that will assist him in obtaining certification as a community manager.

On a motion made by Director Galford and seconded by Director Kindsvatter, the meeting was adjourned.

Respectively submitted,

Chad Beane

