

**MINUTES
SEVEN LAKES LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
NOVEMBER 16, 2006 AT 2PM**

President Truesdell called the meeting to order at 2 PM with all directors present except Florence. Manager Fulcher and Assistant Manager Beane were present. Hankins reported for Seven Lakes Times. Four residents attended.

MINUTES: On a motion by Fathauer and seconded by Nuti minutes of the October 19 & 25, 2006 meetings were unanimously approved.

UPDATES:

BARCODES AND CAMERAS: Barcode gates and cameras are operational. Fulcher reported we still need to get a computer set up in the office and Time Warner will be connecting the communications. Security cameras have been installed at the playground and activity center. The camera will be installed at Maintenance and at Sequoia Point in a few weeks. When completed we will have fourteen security cameras.

MAINTENANCE BUILDING: Building was delivered to Seven Lakes today.

TENNIS COUNTS: Crack filling to begin tomorrow. Resurfacing material scheduled to be delivered tomorrow.

ECHO DAM: Topsoil removed, fabric down, and first layer of small stone down. Working on last layer of large stone. Should finish next week. Sanford Contracting will move a few loads of dirt to Lake Longleaf Dam. This is dirt that was removed from Echo Lake Dam.

MOORE COUNTY UTILITIES & BOB EVANS: Request has been made for a utility easement to connect Moore County Water to Bob Evans property, which is located outside Seven Lakes. This easement would connect to the existing easement on Firetree. On a motion by Herman and seconded by Nuti, the Board unanimously approved this request.

REVISED BY-LAWS: See attached motion made by Nuti. Truesdell indicated the by-laws need to be discussed more before motions are made to accept them.

Nuti made a motion to add section 5—Community Manager. Nuti, Herman and Fathauer voted for this motion but was rejected by Richmond, Hudson and Truesdell. Motion failed.

SECTION 1.1—Change Affiliate “MEMBER”.

SECTION 1.16—Good standing—consider new payment plan.

SECTION 1.17—Member is responsible for guest.

SECTION 1.17 and 4.12—Herman made a motion to add that a resident is responsible for all actions of guests permitted thru the gate. Hudson seconded and the board unanimously approved.

SECTION 4.9.3—Can we post delinquent dues and still use an outside source to collect dues? Need clarification. Is it against the Fair Collection Laws. Ask Attorney Jones.

SECTION 4.10—Add—member in good standing.

SECTION 4.12—Remove—guest must be accompanied by the landowner.

SECTION 6.1—Add—and hold fee simple title to property.

SECTION 6.3—Nominations—at December work session and open meeting.

SECTION 6.4—Ask Attorney Jones for details.

SECTION 6.10.2.8—Ask Attorney Jones.

SECTION 6.10.2.18—Change Affiliate “MEMBER”.

SECTION 5—Send to Attorney Jones and ask if appropriate to leave in the By-Laws.

PERSONNEL POLICY AND PROCEDURE: Distributed copy of current policy. Board was asked to read and review. Be prepared to discuss at the December work session.

COMMITTEE REPORTS:

RECREATION: Fathauer reported our Children’s Christmas Party will be on December 12 and the West Side’s will be December 16. Christmas Day Camp will be December 22 and 27-29. Fathauer thanked Laura Douglas for her help with advise on our playground. Fathauer made a motion to spend \$2400 on Fitness Trail Equipment. Nuti seconded the motion and the Board unanimously approved.

ARB: Richmond reported two new houses were approved—one on the North Side and one on the South Side. Five improvements were also approved.

MAINTENANCE: Nuti reported he is collecting information in reference to having dumpsters set up at the maintenance area for yard debris. Security cameras will be installed at the yard debris site.

Paving will be done on the south side after water lines have been installed.

FINANCE: Hudson reviewed the attached Revenue & Expense report.

COMMUNITY STANDARDS: Herman reviewed the attached list of violations.

Herman made a motion that all vehicles must be parked in a garage or in a driveway maintained with appropriate material. Sand and plain dirt are not acceptable material. Truesdell seconded and the board unanimously approved.

Herman made a motion that any landowner who is sited for same infraction three times in a six month period even if he has complied with the three will go to Judicial with the fourth and all subsequent violations. Truesdell seconded and the Board unanimously approved.

ADDITIONAL:

MOORE COUNTY SUMMMIT: See attached information from Dave Kinney.

ALAN SHAW: See attached letter of objection to our construction access permit.

N. C. WILDLIFE COMISSION: West Side agreed on the ruling in reference to Lake Auman.

Executive Session was called at 4:10 PM. Respectfully submitted by Vicky Strider

MINUTES FOR THE EXECUTIVE SESSION—NOVEMBER 16, 2006

Board discussed Seven Lakes Country club moving their driving range and the sale of the existing driving range to a Developer.

Truesdell made a motion to hire a Human Resources Attorney when needed. Richmond seconded and the Board unanimously approved.

Fulcher reported Clark Campbell offered to purchase lots 2573 and 2574 (do not perc) for \$300. Herman made a motion we sell these two lots for \$500. Truesdell seconded the motion and the Board unanimously approved.

Fulcher reported he has received an offer to clear up the dues on lot 2054 if we accept \$1610 and then write off the balance, which is interest. Hudson made a motion we accept the \$1610 and write off the interest on lot 2054. Herman seconded the motion and the Board unanimously approved.

Meeting adjourned at 4:57. Respectfully submitted by Vicky Strider