

Seven Lakes HOA Meeting Minutes

November 8, 2021

Executive Board attendees: Steve Cooper, Barbara Graham, Jim Travis, Tresa Kenny

Board Chair Attendees: Joy Perkins, Phil Cioni, Donna Davis, Candace Kensinger, Katie Critzon, Linda Cleveland

Special Guest: Ken Davis, Janice Spiezio, Bronwyn Richards, and John Critzon

Meeting was called to order at 6:27

General Business- Steve Cooper

- Approved Minutes from October meeting
 - Motion made by Barbara Graham, Second Joy Perkins; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Board of Directors for 2022- Treasure position still open. Joy Perkins interviewing candidates this week.
- Covenant Update-Mr Pratt has approved all but three of the request and committee will meet after this meeting to discuss
- Annual meeting
 - Agenda will be needed to hand out
 - Signup sheet at each table
 - Steve Cooper will review 2021
 - HOA Fees not going up, even with inflation
 - SPMG removed which meant board had to setup
 - Accounting service
 - Legal Service
 - Appfolio
 - New lights, community is aging
 - Review layout of phase 5 & 6
 - Currently have 236 homes, will have total of 286 homes
 - Joy Perkins will review 2022, financials and projects
 - Covenant changes
 - Rules being enforced moving forward
 - Facebook not our official site
 - Gates will be closed after last house is sold by Pratt

Committee Updates

- Landscape Update- Jim Travis
 - Reviewed the Landscaping Regulations for homeowners. Motion to approve the document for homeowners was made by Tresa Kenny, second by Linda

- Cleveland, vote was unanimous.
 - Images was acquired by Landscape Workshop, and they have agreed to honor the contract with Images in 2022
- Welcome Update- Donna Davis
 - 3 New Neighbors moved into Seven Lakes and were give a welcome packet
- Communication Updates- Joy Perkins
 - Pictures from neighborhood have been posted on the website
- Architectural Updates- Linda Cleveland
 - 4 requests were reviewed this month
 - Guide for homeowner needs to be developed on what needs approval
- Financial Updated- Barbara Graham
 - Late fees stay at \$25.00
 - Collection of dues have been successful
- Fountain and Pond Updates- Steve Cooper
 - Cottage pond timer is not working properly may need new fountain
 - Steve Cooper will check with Mark from Pratt Development on dredging sidewalk pond. Curly Willow tree needs to be kept; other trees can be removed.
- Infrastructure Updates- Phil Cioni
 - 1 request for fence
 - Cordelle will repair 5 spots this year on Deer Run circle
 - Motion to approve the expenditure for this was made by Joy Perkins, second by Donna Davis, vote was unanimous. Steve Cooper will take to Mr. Pratt for final approval.
 - Guide for homeowner needs to be developed on what needs approval
- Pool/Clubhouse Updates- Barbara Graham
 - Clubhouse rented 4 times this past month
 - Acoustic tiles will be installed 11/9
 - Toilet had to be repaired due to paper towels being thrown in it.
 - Garbage disposal was repaired
 - Pool Lights are in the process of being repaired
 - Up lights at front entrance need to be repaired- Jim Travis will have Images handle
 - Electrical Panel in equipment room has corrosion and needs to be repaired. Barbara Graham getting quotes.
 - Committee needs to be formed to look at expanding current decking, pool, or additional pool.
- Rules Updates- Candace Kensinger
 - Covenants at a glance have been developed for home owners
 - 8 members on committee
 - 11 Notices issued
 - Joy Perkins to send reminder on how to request items
- Security Updates- James Haner

- New Fobs have been ordered
- Social Committee- Katie Critzon
 - Holiday Lights have been completed
 - Fall Festival was a success
 - 10 Committee Members
 - Month of activities have been planned and posted

Meeting was called at 8:16

Next meeting will be December 13

Annual meeting November 15, 2021