

Seven Lakes HOA Meeting Minutes

April 19, 2021

Meeting was conference call and in person meeting. (note meeting was on third Monday of month due to several members out of pocket)

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

Board Chair Attendees: Donna Davis, Rachel Mercer, Joy Perkins

Special Guest: Phil Cioni

Meeting was called to order at 6:32

General Business- Steve Cooper

- Steve Cooper started meeting by introducing our special guest and his possible interest in chairing the infrastructure committee
- Approved Minutes from March 8, 2021 meeting
 - Motion made by Barbara Graham; Second by Rachel Mercer; Vote was unanimous to accept. Joy Perkins will post the minutes
- Committee Chairs still needed for:
 - Social Committee Chair
 - Infrastructure
- Vandalism Issue, Deer Run Circle.
 - After discussion, James Haner, chair of security, will be asked to look at process to follow
 - Steve Cooper will speak to parents

Committee Updates

- Landscape Update- Jim Travis
 - Great concern over lack of Landscaping plans for new properties.
 - Plan from Landscaping and Infrastructure to be developed and proposed to Mr. Pratt
 - Covenants will be updated to include detail and timelines for residents. Work with lawyer to include
- Communication Updates- Joy Perkins
 - Yard sale this weekend
 - New Residents directory was created and sent to Board Members
 - Please give feedback on directory
 - Open Items report on request was sent
 - 15 new request this past month, 7 still open
 - AppFolio has added community calendar
- Architectural Updates- Caroline Atkinson

- Financial Updated- Barbara Graham
 - Attorney filing lien on property on Bear Claw
 - Two more demand letters sent 3/23
 - 8146 Perfect View
 - 8859 Wilson Creek
 - Deer Run Property waiting on foreclosure by bank
- Fountain and Pond Updates- Steve Cooper
 - All fountains are working, Dye added to cut back on vegetation
 - dams on ponds have some damage from muskrats. Steve Cooper and Phil Cioni to inspect them AMS make a recommendation.”
 - Cattail Pond was breaching last major rain
 - Rachel Mercer to take pictures next time this happens
 - New pond filled with garbage from construction workers. Steve Cooper will discuss issues with Mr. Pratt.
- Infrastructure Updates- Steve Cooper
 - Road Work Repair will be done over the summer
 - 1 new one and ¾ spots
 - New issues on Bear Claw, Jim Travis to send Steve Cooper address
- Pool/Clubhouse Updates- Barbara Graham
 - Landscaping upgrade is in process
 - Ordered new pool access cards
 - Exit button is damaged
 - Lori Stimulus will begin cleaning clubhouse and restrooms twice a week for the summer
 - Hamilton County is requiring sanitizer be provided for residents
 - Baseboard in clubhouse needs to be repaired once root issue is determined and corrected
- Rules Updates- Rachel Mercer
 - No records from past chair.
 - Steve Cooper to work with previous chairs and give Rachel Mercer guidance
 - From previous minutes on speeding issues. Repeating until new rules chair is in place
 - Is going to talk to police to see if we can get an officer to come into neighborhood more often
 - Will check on speed check sign
- Security Updates- James Haner
- Social Updates-
- Welcome Update- Donna Davis
 - 6 new neighbors were welcomed March

Discussed Chairing the Infrastructure Committee with Phil Cioni and he agreed to assume this

responsibility. Motion was made by Barbara Graham, Second by Tresa Kenny. Vote was unanimous.

Meeting was called at 7:54

Next meeting will be May 10 at 6:30 Location or call in TBD