

Seven Lakes HOA Meeting Minutes

June 13, 2022

Executive Board attendees: Joy Perkins, Ken Davis, Dean Cooley, and Tresa Kenny

Committee Chair Attendees: Donna Davis, Linda Cleveland, Rhonda Shirley, and Phil Cioni

Guest was also in attendance

Meeting was called to order at 6:30

Guest requested clarification on who's responsible for drainage ditch between homes at the top of Seven Lakes. Concerned trees are growing in it and prevent proper flow of water.

Joy Perkins agreed to look at issue and discuss with homeowner that should be responsible. It is not common area, so it is the responsibility of the owner whose property it is on.

General Business- Joy Perkins

- Approved Minutes from last month's meeting
 - Motion made by Rhonda Shirley; Second by Linda Cleveland; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Social Chair and Pool/clubhouse Chair still open- no replacements found.
- Update on new phases
- Covenant Changes
 - Meeting with lawyer on June 16
- Gas Lot restrictions still open
- Speeding Issues-Traffic calming/humps
 - Due to guest present this will be discussed later
- Infrastructure-
 - Joy Perkins will get with Pratt and see when he makes his road repairs, can he have all the road repairs done and HOA will pay his company
 - Needed immediately
 - Front gate, Deer Run, Bear Claw and 2 sidewalks
- Final Code of Conduct for Board Members was distributed
- Roy Lane gate
 - Fence will be added to join to construction gate. Mr. Pratt will handle
 - Dean Cooley will cancel the power to this gate

Financial Review was given by Dean Cooley

- This report was sent out to board members after the meeting
- Delinquency report shows 13 residents are past due

Committee Updates

- Architectural Updates- Linda Cleveland
 - Received 5 request all were approved
 - New Phases are using new colors, need to get this color palette from Pratt Design center- Reached out to the design group and have not received anything.
 - Went to the local Sherwin Williams and the Manager said they were using same colors
- Communication Updates- Joy Perkins
 - 5 closings this month
 - Completed 9 closing document requests
 - Reached out to owners with renters that we need a copy of the rental agreement or agreement on file had expired
 - 3 complaints on loud music
 - Traffic calming voting email was sent
 - Notification to resident about Roy Lane closure
 - Newsletter articles are due
- Covenant and Regulations- Candace Kensinger
 - 4 Violations sent out, 3 corrected
 - 2 Open violations
 - 1 fine issued
 - Lawn of the Month- Gary and BJ Johnson, Seven Lakes Dr
 - Home of the month- Mike and Susan Johnson Perfect View Dr
 - Joy Perkins will present awards to homeowners
- Infrastructure Updates- Phil Cioni
 - 2 requests received and approved
- Landscape Update- Rhonda Shirley
 - 2 requests approved
- Pond and Fountain Updates- Doug Deal
 - Algae issue in a couple of ponds
- Pool/Clubhouse Updates- Joy Perkins
 - 1 window has been replaced second one ordered
 - Rentals
 - 3 in April
 - 5 in May
 - 2 in June
- Security Updates- James Haner
 - Purchased 20 new gate fobs
- Social Committee-Joy Perkins
 - No events will be planned until committee chair is found

- Except for Yoga, Men's Coffee talk and Women's coffee talk

- Welcome Update- Donna Davis
 - 6 welcome packages were given out in May

Meeting was called at 7:15

Next meeting will be July 11, 2022, at the clubhouse