

## Seven Lakes HOA Meeting Minutes

July 11,2022

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

Committee Chair Attendees: Donna Davis, Linda Cleveland, Rhonda Shirley, Doug Deal, and Candace Kensinger

3 guests were also in attendance- Jerry Simulis, Amy Oswald, and Janice Spiezio

Meeting was called to order at 6:29

First guest, Jerry Simulis requested exception of allowing him to have small signs throughout his yard to request dogs not to poop in his yard. Two of the board members pointed out that this was strictly against the covenants and there have been complaints about these signs.

Amy Oswald was present to review the possibility of being the Social Chair.

Candace Kensinger made motion to nominate her as Social Chair, Doug Deal seconded it Vote was unanimous.

### General Business- Joy Perkins

- Approved Minutes from last month's meeting
  - Motion made by Linda Cleveland; Second by Doug Deal Vote was unanimous to accept. Joy Perkins will post the minutes.
- Pool/clubhouse Chair still open- no replacements found.
- Update on Covenant Changes
  - Requested changes have been sent to Mr. Pratt. He said he would review and respond within 2 weeks.
- Roy Lane Fencing
  - Waiting on water company to mark where to dig
- Road Repairs
  - Nothing done on this
- Update on new phases
  - Phase 5- all sold three pending closings
  - Phase 6- all lots sold, 1 spec home still available
- Speeding Issues-Traffic calming/humps
  - Communication was sent to all homeowner via Newsletter that the neighborhood voted not to install speed bumps
- Ken Davis requested update on the following items
  - Rock to be placed at front entrance

- Waiting on Pratt team to move it
- Lot on Perfect View
  - Sold
- Cat roaming owners moving
  - Believe end of month

### **Committee Updates**

- Architectural Updates- Linda Cleveland
  - Received 4 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.
- Communication Updates- Joy Perkins
  - Newsletter was completed and distributed to all homes by handing them on the front door
  - Closings this month- 5
  - Added online form for Clubhouse Reservations that requires owner to sign if renter request the rental since owner would be responsible for any damage
    - Board requested online reservation calendar be available for multiple people to see so that one person doesn't have to do it all until a chair for the pool house committee is found.
- Covenant and Regulations- Candace Kensinger
  - 4 Violations sent out, 1 corrected
  - 4 Open violations
  - 1 fine issued
- Infrastructure Updates- Phil Cioni
  - 1 fence request, approved
- Landscape Update- Rhonda Shirley
  - 2 requests approved
  - Gas Line information was shared and will be given to Mr. Pratts sale team
- Pond and Fountain Updates- Doug Deal
  - Thicket Creek Pond too shallow, Mr. Pratt's team will need to do work on it before it will be operational
- Pool/Clubhouse Updates- Joy Perkins
  - Rentals
    - 3 in April
  - 6 pool cards requested
  - Pool ladder and Pump hose repairs were completed
  - General Maintenance
    - Painting metal furniture – in progress
    - New locking mailbox – needs to be installed
    - Repaired gate – completed
    - Pillar wood repair – waiting on men's group to complete
    - Door Lite Frame – ordered, pending delivery

- Security Updates- James Haner
  - 6 Gate access request in June
  - Changed exit gate to remain closed at all times
  - Requested approval to upgrade surveillance system at clubhouse
    - Motion was made by Doug Deal, seconded by Candace Kensinger; vote was unanimous to approve.
- Social Committee-Amy Oswalt
  - Ongoing events-
    - Yoga - Candace Carlisle
    - Ladies Coffee Talk - Maribel Deal
    - Men's Coffee Talk - Nils Wirstrom
    - Craft Fairs - Christie Wade
    - Food Trucks - Heather Haner
    - Singles Mix - Deborah Lubell
- Welcome Update- Donna Davis
  - 3 welcome packages were given out last month

Guests were asked to leave; chairs were told they were welcome to stay or leave.

**Financial Review** was given by Dean Cooley

- Board approved the expenditure of \$1,650.00 for stop signs at Robertsvie and Turkey Run
- Board discussed the request for residents' signs and decision was not to allow due to the covenants being very clear not to allow signs in the yard. He's welcomed to put them in their front flower bed.
- Delinquency report shows 5 residents are past due for total of \$2,265.00 versus \$15, 499.36 in January
  - 1 new lien filed
  - 1 lean released due to payment

Meeting was called at 8:15

Next meeting will be August 8, 2022, at the clubhouse