

Seven Lakes HOA Meeting Minutes

July 12, 2021

Meeting was conference call and in person meeting

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

Board Chair Attendees: Donna Davis, Rachel Mercer, Joy Perkins. Phil Cioni, Katie Critzon

Meeting was called to order at 6:31

General Business- Steve Cooper

- Approved Minutes from June 14, 2021, meeting
 - o Motion made by Barbara Graham; Second by Jim Travis; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Covenant Update- Covenant committee meets with the lawyer on August 20, 2021.

Committee Updates

- o Welcome Update- Donna Davis
 - o 4 new neighbors were welcomed in June.
 - o Several inquired about the house on Dear Run with broken Garage
 - Barbara Graham will email lawyer to see if we should continue to fine them for violations since they are in bankruptcy.
- o Landscape Update- Jim Travis
 - o Cattails pond now on monthly schedule for Images.
 - o Seeing good results from new weed management company's program.
 - o Phase 4 development concerns
 - Sales representative is telling new prospects that HOA will take care of their yard if they cannot.
 - Jim Travis will stop by the Model home and correct this commitment and suggest they have a copy of the covenants available for new homeowners to see.
 - Property around new pond is this homeowners' responsibility or common area that HOA should take responsibility for maintaining.
 - Steve Cooper will get property map and send to Jim Travis
 - o New Fence for front entrance- estimates should be in very soon. Jim Travis will work with Joy Perkins to setup voting for Board members
- o Communication Updates- Joy Perkins
 - o Communication was sent to residents about the need for Board Members in 2022- no response as of today.
 - Social Committee will look at opportunities for the board to meet with the neighbors
 - o Calendar went live in Appfolio

- Architectural Updates- Caroline Atkinson
 - Requested contact information for mailboxes. Information was sent to Caroline Atkinson
- Financial Updated- Barbara Graham
 - Reviewed financial area and purchases made this month
 - The budget analysis will be included in the management package sent monthly
 - Additional Kids playing signs are in and will be placed through neighborhood
- Fountain and Pond Updates- Steve Cooper
 - No issues this month
- Infrastructure Updates- Phil Cioni
 - 1 Fence request approved
 - Suggestion was made to build a bridge over the stream in the cottages. Still working on this and the feasibility of it.
 - Road Repairs gathering information on where these need to be done
 - Fox Rise and Bear Claw sink holes are a safety issue
 - Steve Cooper will follow up with Mr. Pratt. Mark of Pratt Development acknowledged on May 27th this was a safety issue.
- Pool/Clubhouse Updates- Barbara Graham
 - Clubhouse repairs are complete
 - Exterior of clubhouse pressure washing was completed
 - Pictures for clubhouse will be taken over next few weeks
 - Cleaning person was hired
- Rules Updates- Rachel Mercer
 - Roaming cat continues to be an issue. Rachel Mercer will check with lawyer to see what we should do.
- Security Updates- James Haner
- Social Committee- Katie Critzcion
 - 4 Very successful events were completed
 - This months movie night is cancelled since no volunteer to run it. August will be ran by Joy Perkins.
 - Proposal for company to handle decorating neighborhood for Christmas
 - Motion was made to approve by Tresa Kenny, second by Donna Davis, vote was unanimous
 - Shadow box and Library book exchange will be built by 3 residents.

Meeting was called at 8:15

Next meeting will be August 9, 2021