

Seven Lakes HOA Meeting Agenda

December 14, 2020

Meeting was conference call

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

Board Chair Attendees: James Haner, Donna Davis

Meeting was called to order at 6:34

General Business- Steve Cooper

- Approve Minutes from October 12, 2020 meeting
 - Motion made by Barbara Graham; Second by Jim Travis; Vote was unanimous to accept. Joy Perkins will post the minutes
- Motion was made to post the presentation Steve Cooper made at the Annual Meeting by Tresa Kenny, second by Barbara Graham, Vote was unanimous to accept. Joy Perkins will post the presentation
- Committee Chairs
 - Social Committee Chair is asking to step down. Steve Cooper has two people interested in being on a committee, he will talk to them.
 - Committee descriptions are on the web except for the infrastructure and the welcome committee
 - Steve will write description for infrastructure to send to Joy Perkins
 - Donna will write description for welcome committee to Joy Perkins
 - Jim Travis suggested moving approval for fences and pools to infrastructure or architectural committees.
- Review of covenants and recommendations for changes will begin next month.
 - Subcommittee will be headed by Tresa Kenny. Members will be Barbara Graham, Jim Travis, Joy Perkins, and John Vaught. Other members are welcome
 - Solicit homeowners for input on covenant changes
 - A masterplan for covenants review will be developed and made available to the Board in a program easy for documents to be shared.
 - Motion made by Steve Cooper to develop this subcommittee, second by Barbara Graham, Vote was unanimous.
- Lien was placed on property on Deer Run
- Communications to neighbors on the gate opening schedule. Steve to review the email he sent to the HOA board and revise to send to neighbors. Will get with Joy Perkins to get the communication out.

Committee Updates

- Landscape Update- Jim Travis
 - According to several landscaping companies, Seven Lakes has more common area than most other neighborhoods
 - Seven Lakes will continue to use Images Landscaping Service in 2021. Weed Man will provide weed control in the common areas.

- Communication Updates- Joy Perkins
 - Appfolio is working great, homeowners are using it to pay dues
 - All inquiries are being answered or resolved within 48 hours
 - Need to get the rules into the system so violations can be tracked
 - Steve Cooper will get with John Vaught
 - 2021 Budget needs to get into Appfolio by Jan 1
 - Barbara Graham to handle

- Architectural Updates- Tresa Kenny
 - Approved 1 home to change house and trim paint color

- Financial Updated- Barbara Graham
 - Working on wording for late fees on statements to go out in January
 - Options for dues to be paid will remain same as last year: yearly with a discount, semi-annually or quarterly
 - Delinquencies are down
 - Steve Cooper asked Barbara Graham to help him get a list of monies that SPMG owes HOA

- Fountain and Pond Updates- Steve Cooper
 - Dye was added to large pond
 - Fountain parts have been ordered for pond by cottages and clubhouse

- Infrastructure Updates- Steve Cooper

- Pool/Clubhouse Updates- Barbara Graham
 - Small committee will be formed to get ideas for updating the clubhouse to make it more inviting for neighbors to use. Donna Davis, Tresa Kenny, and Sherry Hodges will help her.

- Rules Updates- John Vaught
 - Request was made to get a monthly report on violations
 - Steve Cooper will get with John Vaught

- Security Updates- James Haner
 - Many FOBS were requested this month and James Haner completed all request
 - Still scoping out security system that best suits our needs

- Social Updates- Wanda Morris

- Welcome Update- Donna Davis
 - 10 new neighbors were welcomed in December

Meeting was called at 7:44

Next meeting will be January 11 at 6:30 Location or call in TBD