

## Seven Lakes HOA Meeting Minutes

January 9, 2023

Executive Board attendees: Joy Perkins, Doug Deal, Dean Cooley, and Deborah Lubell

Committee Chair Attendees: Rhonda Shirley, Candace Kensinger, and Linda Cleveland

Meeting was called to order at 6:30 pm.

### General Business- Joy Perkins

- Approved Minutes from last month's meeting
  - Motion made Rhonda Shirley; Second by Doug Deal; Vote was unanimous to accept. Joy Perkins will post the minutes.

### New Business – Joy Perkins

- **2023 budget**
  - All budgets have been inputted into AppFolio for 2023.
- **New Amendment to Covenant & Restrictions**
  - New amendment to covenant & restrictions went into effect and recorded December 1, 2022.
    - Joy Perkins has contacted all owners who rent property to make them aware of the new amendments.
    - Rental restriction – one owner/ one company can own a maximum of 3 rentals. Owner will need a current lease to prevent violation.
  - New covenant & restriction amendments to be printed in the next Seven Lakes Community Newsletter
  - Solar Panels with approval may be added; however, they cannot be visible from the front of house.
  - Clubhouse rental increase \$50 and \$100 security deposit
- **New AppFolio portal options**
  - Encourage community members to use the AppFolio.
  - There will be a page in the newsletter showing portal instructions for calendar and amenities.
  - Community members will reserve Clubhouse in AppFolio

- Community Calendar moved to AppFolio.
- Make HOA payments through AppFolio
- **Newsletter**
  - Candace Kensinger brought to discussion advertising in the newsletter.
  - Joy informs costs are \$25 resident and \$50 nonresident, but no one has submitted their request to advertise for the upcoming newsletter.
  - January newsletter will be approximately 12 pages and thus increase cost. However, those costs are curtailed by the end of the year due to smaller newsletters.

#### **Committee Updates:**

- **Landscaping** - Rhonda Shirley orchestrated with the new landscape company cleaning up all the limbs and cut back the Junipers at the front of the subdivision. Visibility exiting onto Ooltewah-Georgetown Rd. is now unrestricted.
- **Pool/Clubhouse** - Joy reports that the new pool company started last week.
- **Rules and Regulations** - Candace Kensinger mentions a homeowner on Wilson Creek leaving trash out. The situation is being rectified.
- **Ponds and Fountains** – Doug Deal is reviewing costs to repair the lights at the Roberts View Fountain. The parts came in for the nozzle on Perfect View.
  - Doug Deal and Joy Perkins are investigating the Pratt placed large solar panel standing next to the Bear Stone Pond to power the fountain. Joy will approach Pratt in hopes to remove the large panel and possibly reduce to a much smaller less obvious one.
  - Approval of solar panels goes to the Architectural Committee and President. Joy will construct processes and policies for the solar panels.
  - Cattail Pond which feeds into the bigger lake (The Walking Lake) is bringing debris with it. May need to discuss with owner of the pond if situation worsens.
- **Architectural:** Linda Cleveland reports that there are a couple requests for exterior painting, one in November and one in December 2022. The December request includes approval for a screened in patio. One potential buyer inquired about putting in a fence.
- **Infrastructure Committee:** Joy Perkins states that moving forward approval of fences

will go into the landscaping committee as the Infrastructure Committee has been disbanded.

- **Communications and Security** –
  - Joy Perkins ordered the part to fix the front gate.
    - Gate fobs are the primary issue. Residents unremittingly punch their fobs to open the gate; however, this continuous action corrupts the data base. Consequently, the gate does not open, cars line up, and the panel's history must be cleared in order to restore the gate's ability to reopen.
    - The president encourages residents to use the free mobile app to open the gate. If the part ordered does not fix the back-up, then a decision might be made that the fobs will be terminated.
  - Joy had the front gate lubed as it squeaked.
  
- **Financial Review** - Joy Perkins states that the financial review will stay with the executive board and not in the larger committee. The balance sheet is shared. The books have not been closed for 2022.

Meeting was called at 6:57 pm.

Next meeting will be March 13, 2023.

Minutes submitted by Deborah Lubell