

Seven Lakes HOA Meeting Minutes

September 11, 2023

Executive Board attendees: Joy Perkins, Dean Cooley, Deborah Lubell

Committee Chair Attendees: Henry Carey, Tresa Kenny

The meeting was called to order at 6:23 p.m.

I. OLD BUSINESS – Joy Perkins

Transition from Developer to HOA update

- The president presented Pratt with a list of 20 items that needed to be repaired before the transition.
 - Pratt completed 9 items
 - 2 were denied
 - The remaining 9 items are scheduled to be completed by the end of September
- 9 Documents /original documentation (covenants, amendments, deeds, insurance, contracts, etc.) have been requested from Pratt since the beginning of the establishment. One has been received.

Annual HOA Meeting

- • November 7th @ 7PM
- • Ooltewah Country Club
- • Working on agenda

2024 Election of Officers & open Rules committee chair position

- • Zero response to emails and newsletter

II. NEW BUSINESS – Joy Perkins

- Updated 2023 Budget
 - The president adjusted the back half of the year to account for the delayed expenses due to our delayed transition and additional expenses not realized that were not accounted for in our initial budget.
 - Reduced July – Dec \$11K or 6%
 - Streetlights: Bear Stone streetlights not installed yet (-\$900)
 - Fountains/Ponds: Budgeted for 8 Fountains and 9 Ponds but have only had 5 Fountains and 7 Ponds (-\$2900)
 - Landscaping: Budgeted for Thicket Creek and Bear Stone common areas but not maintaining yet & and adjust for new contract (-\$6200)
 - Security: reduced future purchase of fobs (-\$190)
 - Social: reduced run rate and limited social activities in the first half of the year (-\$600)
 - Welcome: stopped welcome mats since all new construction is done (-\$350)
- Draft 2024 Budget
- Calling a special board meeting for October 9th to finalize Annual HOA meeting plans.

III. COMMITTEE UPDATES

- Architectural Updates- Henry Carey
 - Everyone is painting their house like they are supposed to. The Wilson Creek and Perfect View have not been painted despite receiving notices to repair the exterior. Action will be taken regarding Perfect View as they have been given ample time to address the issue.
- Communication Updates- Joy Perkins
 - The printed newsletter will go electronic only starting next quarter due to lack of interest from community to read it. Board felt the newsletter was still a good idea and agree to continue to write it quarterly, but to only distribute it electronically.
- Covenants and Restrictions-
 - No new update
- Fountain and Pond Updates- Doug Deal
 - No new update
 - Joy Perkins states that she may need to shut down two fountains as their water levels are becoming too low to operate properly.
- Landscape Update- Rhonda Shirley
 - No new update
- Pool/Clubhouse Updates- Tresa Kenny
 - Tresa will replace the old wrought iron chairs in the pool area in next years budget.
 - Damaged umbrellas in the pool area will be monitored with surveillance. Those responsible will be charged for replacements. We will also identify those who neglected to put the umbrellas down during the damage.
 - The pool gate is not locking properly and requires repair.
 - Window treatments are required for the upper windows in the clubhouse to address the issue of excessive light inside.
 - Tresa will get a quote to repair the pool decking.
- Security Updates- Joy Perkins
 - No new update
- Social Updates- Amy Oswalt
 - No new update

IV. FINANCIAL REVIEW

- Past due receivables \$2183
- 1 homeowner past due in HOA Dues - \$385
- 7 homeowners past due in late fees/fines/legal fees - \$1798
- Committee Expenses as of July
 - Accounts receivable is in good shape. Fountains and Ponds is currently over budget. However, it is expected to recover by the end of the year.

The meeting was called at 7:19 p.m.

The next meeting will be October 9, 2023.

Minutes submitted by Deborah Lubell