

## Seven Lakes HOA Meeting Minutes

March 14, 2023

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

Committee Chair Attendees: Henry Carey, Candace Kensinger, Rhonda Shirley, Tresa Kenny, Amy Oswalt

Meeting was called to order at 6:30 pm.

### Old Business – Joy Perkins

- **Newsletter Advertising**
  - Joy announces that she has 2 business card ads and ½ page ad for a total of \$200. \$50 is still out to consider. But these ads should pay for next quarter's newsletter.
- **Traffic Study Review**
  - The board met in February and agreed to purchase a radar sign. This radar sign meets federal standards in case we ever became a non-private road. Doug points out that this is a step in the right direction in trying to control the speeding situation.
- **Gate Issues**
  - All fob codes must be re-entered manually in the system for mobile access. Joy has manually re-entered 214 inputs and in the process of completing the entries.
  - Fobs are old technology and doing away with the fobs will solve the problem with gate issues. The residences are encouraged to use their Elika phone app. However, buses, mail person, and construction will need some type of fob system to get in.
  - RFID Tags were suggested, but is restricted to own vehicle.
- **Transition Timeline**
  - We are still waiting to learn when the transition will be. Pratt will not close on the last house until sometime on/after April.
- **Phase 6 Update**
  - There are two homes left to close out of phase 6. Lot 312 is done and should be closing by the end of March or early April. Lot 307 is tentatively scheduled to close out in April.

### New Business – Joy Perkins

- **Architectural Committee**
  - Henry Carey was introduced to the board as the new Architectural Chair. Linda

Cleveland stepped down.

- Joy recommends that there be a true architectural committee and not one person weighing in on decisions.
- The following were recommended to the committee: Rhonda Shirley (landscaping); Doug Deal (Fountain and Pond); Dean Cooley (Treasurer) and Joy Perkins (President).
- **Phase 5 Update**
  - A month ago, the HOA President sent a letter to Mr. Pratt expressing the concerns of the homeowners in Phase 5 (Thicket Creek and the Top of Seven Lakes). She included pictures of things left undone.
  - Pratt is working on it. Joy Perkins said that she will not sign off on the transition if there are any open items Pratt has left to do. If need be, when Pratt says ready to transition then we will get the lawyer back involved to see how we can push getting these things done.
- **Traffic calming recommendation**
  - The board chose the \$3400 radar sign with the 3-year warranty to calm traffic down. This sign includes the flashing traffic speed and equipped with solar panel.
- **Residential fines**
  - The Board voted unanimously with the support of the committee to not forgive the resident's fine after multiple attempts to communicate. Additionally, it will set a precedence moving forward for the rest of the community.

## Committee Chair Updates

- **Architectural Updates – Henry Carey**
  - Joy informs Henry that all additions and improvements have been approved moving forward.
  - It was brought to the attention of the board that a new resident on Bear Stone has installed a satellite dish on their roof. Satellite dishes must be approved the board and are only allowed unseen in the back of the house. Covenants chair will contact the owner about the violation.
- **Communication Updates – Joy Perkins**
  - Tresa Kenny has the article on the pool/clubhouse for the newsletter. Joy will need all contributions to the newsletter in prior to March 30, 2023.
- **Covenants and Restrictions – Candace Kensinger**
  - The Covenant committee met and is going to restart the “Yard Beautification” contest. The committee will submit pictures and address to the chair by end of April. Candace gets the information to the board by the beginning of May.
  - Playground equipment and trampolines cannot be seen from the front of the

house. There was a question about a new trampoline that went up without approval and in view from the road. Joy confirms that there's been no trampoline approval in the last month.

- **Fountain and Pond Updates – Doug Deal**
  - There are new expenses since January. Don Swafford is doing maintenance. Control locks on Robertsvie may have a crack in it. It's about \$600 to repair.
  - Doug raised the question if Pratt will remove the new solar panel in Phase 6? If not, we need to ask Pratt to move the solar panel to the other side of the pond, where residence are not looking out from their breakfast nook seeing this huge panel.
  - Joy points out that Pratt owns the Thicket Creek Pond, and it is not the HOAs responsibility until Pratt moves out. The HOA needs Pratt to finish and to confirm that the pond holds water. We don't want to maintain it until we know the leak is fixed and that we can get to it.
- **Landscape Update – Rhonda Shirley**
  - The new landscaping company, "The Grounds Guys" are putting down mulch 3 times thicker than the previous companies. They are very attentive to whatever needs to be done.
  - The Grounds Guys are advertising in the Seven Lakes Newsletter to do residential work.
- **Pool/Clubhouse Updates – Tresa Kenny**
  - We changed service companies and are now using ASP to manage the pool. They are a national company.
  - Tresa has manually updated each pool card into the new system. She sent out an email asking residences to check their card and make certain it works.
  - Clubhouse rentals have slowed down for the winter. There were 2 rentals.
- **Security Updates – Joy Perkins**
  - Gate should be back operational by Monday, March 20, 2023.
- **Social Updates – Amy Oswalt**
  - The Seven Lakes Craft Fair currently has 6 vendors signed up (3 from outside the community and 3 from within the community). Christie Ward who is managing the fair would like a total of 10 vendors.
    - Amy suggests a sign out front advertising for vendors. However, there isn't enough time to do this.
    - Other options are to send emails, place another post on Next Door, post on the Collegedale marketplace. Candance suggests Talking to "Tinkers Fairy Cottage" in Ooltewah who has many vendors who may be interested in participating.
  - Amy informs that her committee is planning an Easter event.
  - Seven Lakes will have its first ever Home and Garden show April 22. There are

currently 10 vendors signed up.

- Joy emphasizes that there should be no more than two type vendors per category.
- Joy Perkins advises that Seven Lakes social events should be done as a Facebook event and removed from the feed to keep events organized and avoid confusion.
- **Additional Remarks**
  - There is a concern about several residences on Deer Run Cir. parking overnight. Joy advises to send addresses to the Covenant and Restriction Committee to put a watch on it. There have been letters sent to a couple people on Deer Run of which it got cleared. Joy expresses concern that emergency vehicles may not be able to get through if this continues.

### **Financial & Budget Review**

- The February balance sheets have not closed out as the book-keeping has not completed all entry. February is under budget, although that may change.
  - Two areas are over budget: communications and security.
  - As confirmed in the January board meeting, communications will come back by the end of the year. Security is over because of the recently purchased gate fobs. However, all should balance out before end of year.

Meeting was called at 7:52 pm.

Next meeting will be May 8, 2023.

Minutes submitted by Deborah Lubell