

## Seven Lakes HOA Meeting Minutes

March 11, 2024

### Attendees:

Executive Board: Joy Perkins, Deborah Lubell

Committee Chairs: Doug Deal, Rhonda Shirley, Tresa Kenny

The Meeting was called to order at 6:30 pm.

### OLD BUSINESS:

- New streetlights on Bear Stone: VEC will add three on March 15.
- Solar lights at Bear Stone mailbox: installation completed
- Thicket Creek fountains: repairs done.
- Insurance renewal: completed. The HOA switched to a new company due to better coverage and a lower premium.
- Pet Directory: created.
- Social annual event calendar: incomplete without a Social Director.
  - The annual spring yard sale is scheduled for April 20, organized by the HOA president in the absence of a social director.
  - The Social Director position has been split into two roles: adult social and kids social director to ensure successful event planning. Joy is currently working on filling these positions.

### NEW BUSINESS:

- Discussion on property taxes: Seven Lakes HOA owns 9 common areas, including ponds, clubhouse, and pool areas. Hamilton County plans to begin taxing them. Previously, community properties were not taxed, but with new subdivisions requiring more green space, the county will begin taxing these areas. This audit will impact the budget and expenses as a result.
- The seal coat project for Bear Stone and Thicket Creek will begin in April when the weather warms. Henry Carey will lead this project.
- The homeowners' request to limit the number of pets allowed is denied as the HOA already has rules regarding pets.

### FINANCIAL REVIEW:

- The HOA will transfer \$60k to a CD due to higher paying interest rates offered by CDs.
- Asset review for annual dues requirement: Annual dues need to increase in the upcoming years to ensure adequate reserves are in place for road maintenance.

### COMMITTEE UPDATE:

- Open Roles: Social & Rules committees
- Pool: Deck repairs will be done when the ground warms up in April. The pool will shut down for a week.
- Landscape: The fence painting project is scheduled for April after the weather warms.

**NEXT MEETING:**

Date: May 13, 2024

Time: 6:30 pm

Location: Seven Lakes Clubhouse

**ADJOURNMENT:**

The meeting adjourned at 7:17 pm

Minutes submitted by Deborah Lubell