

Minutes of the June 19, 2018 Seven Lakes Board of Directors Meeting

Meeting was called to order by President Jim Zink at 7:45 PM. Members present were Jim Zink, Ken Keach, Beth Burch, Tyler Geren, Harrison Santiago, and Barbara Graham.

Quotes received for the reconstruction of dock were reviewed and discussed. Bids were received in amounts ranging from \$6500 to \$32,000. Jim Zink motioned to accept quote received from Jeff Bidy in the amount of \$6,516.83 with 50% down payment and remainder to be paid at completion. Motion was seconded by Ken Keach and approved, with Beth Burch abstaining. Construction will begin as soon as Mr. Bidy is available.

Ken Keach reported the furniture purchased for the pool area from Great Backyard in the amount of \$4,340.91 for eight (8) additional lounge chairs, Adirondack-styled, grey and black in color, are to be delivered within the next few weeks. Additional matching tables and umbrellas will be available and purchased in the future. The existing pool furniture will remain available in the pool area for use. The approved pool repairs by EverClear Pools will take two or three weeks to complete, therefore, repairs have been scheduled after the pool is closed for the Fall season. One access card to the Pool area is free to homeowners at time of purchase and should be made available at closing. Additional cards may be purchased at cost of \$15.00 each. The Clubhouse exterior has been freshly painted by Jorge Marcias of ProLine Painters at cost of \$2,500.00. Hanging flower baskets have been added to the portico area. Kris Zink has volunteered to paint the interior wall of the pool area restroom. Ken Keach will purchase non-slip mats for restroom floor to protect from floor moisture, cost not to exceed \$300. Also, Ken will request bids for painting interior walls of Clubhouse, excluding the ceiling, Bids to be discussed at future Board meeting.

Responsibilities of existing Committees were discussed and determination made that before activities are undertaken which affect a committee's area of responsibility, that the Chairman of that committee be consulted and approval by the Board be obtained, either by a called meeting or via email.

Jim Zink advised that the underground cable to area security cameras has been damaged by construction equipment. He will research and obtain prices for repair and upgrading of area security cameras. Recent problem with water/sewage leak at Clubhouse has been repaired and corrected by WWTA.

Barbara Graham advised that Pond Committee members Jim Hearne and Calvin Rogers have been inspecting and will troubleshoot all pond fountains and appurtenances to determine repairs needed to bring all into compliance with Hamilton County electric code standards and to eventually have all fountain lights working, possibly converting to the more economical LED lights. Barbara informed the Board that the timer at the Perfect View Pond is a water heater timer and not waterproof. Following discussion, a motion was made by Ken Keach to approve the purchase of three (3) GFCI breakers, and the purchase of 40 feet of flex conduit to protect electrical wires serving the fountains. The purchase of a new waterproof timer with enclosure is approved only if deemed necessary by the electrical engineers from a safety hazard standpoint. Total cost not to exceed \$525.00. Motion was

seconded by Tyler Geran and unanimously approved. Also, motion was made by Ken Keach to approve purchase of one LED light kit, at a cost not to exceed \$356.00 and, if needed, a replacement floatation section for the fountain in the Cottages Pond, at a cost not to exceed \$239 per section. Motion was seconded by Tyler Geran and approved. The Board recommended that combination locks be placed on all electrical panels and controls, cost to be determined and approved at future meeting.

Tyler Geran updated the Board regarding collection of delinquent dues. Final letters were sent in May with a 70% response rate. Homeowners that did not respond have been referred to our attorney for further action. Also, Tyler has been investigating and researching with VEC to determine a comprehensive understanding of all costs associated with our existing street lights; i.e. monthly cost, maintenance fees, number of lights, and converting to LED. Budget figure is \$8,000 annually. Tyler will crunch the numbers and report findings at future Board meeting.

Beth Burch will research bid for removal of all green tree-stakes that are no longer needed, obtain prices for repairing asphalt in some areas, especially around the subdivision entrance, and obtain prices for the addition of speedbumps. These items will be given priority discussion at next Board meeting.

Jim Zink will schedule and plan a "Fall Workday" to paint entrance gates, power wash around clubhouse area, spruce up any areas where needed to make our subdivision look cleaner, neater, and more attractive. Refreshments will be made available for all volunteers.

Meeting adjourned at 9:45 PM.