

Seven Lakes Home Owners' Association

Board Meeting Minutes – April 9, 2018

Meeting called to order at 7:00 PM

Attendees: Jim Zink, Tyler Geren, Ken Keach, Beth Burch, Barbara Graham, Jim Higgins

Meeting with resident Elizabeth Thornburg regarding rental fees for private use of the clubhouse. Ms. Thornburg was questioning the change in policy from no charge in the past and rationale for the change. Board indicated that the policy was put in place for the following reasons:

- To defer maintenance costs from past use without the need to allocate money from general fund since personal clubhouse use is not shared by entire community
- Other HOAs in the area typically charge far more for use of their clubhouses than the \$25 use fee put in place for Seven Lakes'
- Past residents using it for personal purposes had no pushback in paying this nominal fee

Issue was resolved amicably.

Board Member Positions

First order of business was to have voting Board Members present propose a motion to add a voting seat on the Board for a Communications Committee Chair. Communications is a key priority of the new Board and therefore members feel that having someone dedicated to reporting on activities to the community is a crucial function of the Board. Jim Higgins was nominated to fill the position and accepted. The motion was passed unanimously among attending members.

Discussion followed regarding the open position for a Security Committee Chair following the addition of a new voting member. Now the Board has eight voting members meaning there is not a tie-breaking vote opportunity. Some options were discussed before it was decided to table the discussion about how to best address this issue until after the Security Board position was filled. Until then, the seven active members would have a tie-breaking vote if necessary.

It was decided that an announcement should be placed on social media sites and via email advising of the open Security position to seek volunteers to fill it.

Proposed Covenants Changes

The Board discussed changes needed to be considered to the Covenants and best way to propose them to James Pratt for modification.

These changes arise from the need to allow the Board to act on some open issues within the community that can impact the overall welfare and safety of residents. One issue is that of parking rules and current violations. Some clarity is needed regarding when and where vehicles should be parked

overnight, in driveways, on sidewalks and on streets. While the Covenants provide for rules about all these issues, there can be some confusion based on inconsistent wording regarding whether it is for a defined time period in hours versus overnight.

Another area that the Board would like to address is the requirements for voting on issues affecting the community. The Covenants now call for 4/7 of the entire community to participate in a vote in order to qualify for a quorum and make the vote legitimate. With about 210 homes now in the neighborhood that means we would need 120 homes to vote in order for it to count. Based on past performance of voting resulting in less than 50% of the homes participating, it is unlikely we would ever achieve a quorum and therefore ever be able to have any initiatives pass. The Board would propose to change the Covenants to require 25% of the homes to vote to constitute a quorum and 4/7 (57%) of the votes to determine the outcome.

The final area proposed for changes is the amount that the Board is authorized to spend for decisions impacting areas other than emergency capital improvements for safety and security issues. Currently, the Covenants state:

*4.16 Limitation on Capital Additions, Etc, Except as permitted in this Declaration, the Board shall authorize no structural alterations, capital additions to, or capital improvements of the Common Properties, any of which require an **expenditure in excess of One thousand five Hundred Dollars (\$1,500.00)** (starting with the fiscal year that begins in 2010) and for each fiscal year thereafter, such amount shall be increased three percent (3%) each fiscal year) without approval of the vote (4/7ths) of the Owners; provided, however, that that Board shall have the power to make any such structural alterations, capital additions to, or capital improvements of, the Common Properties as are necessary, in the Board's reasonable judgment, to preserve or maintain the integrity thereof without obtaining such approval, if in the opinion of the Board an emergency exists which should be corrected before a meeting of the Association could be reasonably called and held.*

The Board is proposing a modification to the bold copy above to change the limit from \$1,500 to \$3,500. Based on the 3% increase allowed for since fiscal 2018, the current limit as of fiscal 2018 which began in January is \$1,900.15. This result in a limit increase of only \$1,600 from the current limit and would allow for more expeditious solutions without having to wait for an open meeting and voting process to address needed repairs or improvements.

A meeting has been set for the Board to meet with James Pratt on Monday April 30 to present and discuss the proposed Covenant changes. If approved, they will go into effect immediately and updates will be published and shared on the Seven Lakes website.

Traffic Safety

A recurring topic within the community and on social media is with regard to the disregard for posted speed limits throughout the neighborhood. The community certainly does not want a serious accident to occur or for a child or pet to be seriously injured before taken steps to correct this problem. It is evident that peer pressure has no effect on violators and one of the only possible solutions may be to install speed bumps. The Board recognizes that this would not only be an investment beyond the current or even proposed limits for which the Board could make a decision without putting the matter

to a vote. It also realizes that it is a topic that may not be the popular choice among some in the community. A vote is being planned following the review of the proposed changes. It is hoped that the new policy will be put into place and an effective vote will occur from a 25% or greater participation rate.

Solar Panels

A recent request was made by a homeowner to place solar panels on their roof. The initial request was denied since it violated the Covenants. Considering that solar panel technology has resulted in much better appearing panels than when the Covenants were initially developed, the Board is planning to meet with the vendor proposing this project to evaluate the aesthetics of the newer technology. If its appearance is acceptable, then another modification to the Covenants may be developed to modify the current policy. This vendor is also being invited to meet with the Board and to make a presentation on Monday April 30th.

Committee Reports

Finance

Reminder to be included in the minutes email and social posts that 2nd Quarter dues were due on April 10th. If dues have not been paid, late fees can be avoided by paying them ASAP.

Discussion was held regarding the use of a third party collection agency for dues in arrears for more than 90 days. Those late would be responsible for not only bringing account current, but also for any collection fees required to pay collection agency. Court actions have been brought for longer term offenders.

Security

Board is seeking volunteers for the open position. It is to be posted on social media as well as in the minutes email.

Gate code access is free to all residents based on the selection of a unique 4-digit code. Key Fobs are available to all residents at a cost of \$35 each.

There was a recent incident by the pond at the intersection of Perfect View and Seven Lakes. Some neighborhood kids set a fire resulting in the fire department and police to be dispatched. There was no significant damage and the children responsible were identified and their parents notified. As a reminder, for the safety of the entire community, parents please be responsible for the actions of your children and make sure they are under your control at all time.

Pool & Clubhouse

The clubhouse rental policy has been voted into place and requires any resident wanting to use the clubhouse for personal events to provide a \$25 use fee and a \$25 refundable security deposit for clean-up. Should not clean-up services or damage occur, security deposit will be refunded after the event.

The filter pump on the pool burned out over the winter. Repair or replacement proposals are being collected and evaluated. The opening date of the pool is pending the final resolution of returning the pump to working order, but goal is late May around the Memorial Day weekend. An announcement will be sent to the community once date is finalized.

Landscaping

The new contractor is doing a very good job. It appears that the committee made a wise selection here.

Reminder to all residents that weed control at this time of the year is each owner's responsibility. Several notice letters were issued by the Rules Committee regarding the need to address weed control issues on properties.

A proposal was received to remove the dead trees and debris from the pond at Perfect View and Seven Lakes Drive for \$350. A motion was approved to have this taken care of.

Ponds & Fountains

The committee is addressing some reports of muskrat or beaver sightings by having some additional traps set at the affected ponds.