

Seven Lakes HOA Meeting Minutes

April 11, 2022

Executive Board attendees: Joy Perkins, Ken Davis, Dean Cooley, and Tresa Kenny

Committee Chair Attendees: Donna Davis, Linda Cleveland, Doug Deal, Rhonda Shirley, Phil Cioni, and Candace Kensinger

Meeting was called to order at 6:26

General Business- Joy Perkins

- Approved Minutes from last month's meeting
 - Motion made by Linda Cleveland; Second by Doug Deal; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Social Chair and Pool/clubhouse Chair have resigned- no update. Joy Perkins assuming responsibilities with help from other board members.
- Update on new phases
 - Phase 5- 28 homes, 13 moved in, 1 pending sale, 1 spec home sold
 - Phase 6- 13 lots sold 3 spec homes
 - Two of the back lots have the gas line going through the back of their property. Rhonda Shirley, landscape chair, is going to meet with the gas company and get the restrictions in writing for the new homeowners on these two lots.
- Speeding issues discussed
 - Resident suggested HOA to look at how another subdivision handled this issue. Joy Perkins and Rhonda Shirley went to the subdivision, and they installed asphalt versus rubber speed humps/tables.
 - Phil Cioni, infrastructure chair, will have these priced
 - Joy Perkins will send communications to the residents once the prices are known. This will require a vote with the residents unless HOA determines its necessary for the safety of the neighborhood
- Fine disputes
 - Two requests from residents to waive their fines were reviewed.
 - One was approved and one was not
 - Joy Perkins will communicate with the residents
- Renters welcome package
 - Discussed should renters receive the welcome mat from the HOA with their welcome mat
 - Donna Davis, welcome committee chair, explained that if the previous renter left theirs, she did not give the new renters another one however she gave

them the packet of information about the neighborhood.

- Covenant changes update
 - Still waiting on lawyer
- Code of Conduct for Board Members
 - Joy Perkins, HOA President, developed a suggested code of conduct for all board members to review and give her feedback
 - Confidentiality is the critical

Financial Review was given by Dean Cooley

- Balance Sheet was reviewed
- Delinquency report shows 13 residents are past due
- 2 liens have been filed and 2 demand letters sent
- Budget Comparison report was reviewed

Committee Updates

- Architectural Updates- Linda Cleveland
 - No activity this month
 - New Phases are using new colors, requested these colors from Sales representative
- Communication Updates- Joy Perkins
 - Newsletter was delivered last week. Overall great reviews
 - Decision to charge business \$50.00 per ad to cover the cost of printing
- Covenant and Regulations- Candace Kensinger
 - 15 Violations sent out
 - 17 Open violations as of 3/31/2022
 - 1 fine issued
 - Lawn of the Month- 8539 Deer Run Circle won
 - Home of the month- 8254 Perfect View won
 - Joy Perkins and Candace Kensinger will present awards to homeowners
- Infrastructure Updates- Phil Cioni
 - 2 fence request, 1 approved and 1 sent for revision due to gas line
 - Waiting on bids for road repair, now to include speed tables
- Landscape Update- Rhonda Shirley
 - 4 requests approved
 - Easement to get to pond in phase 6 is important, working with developer to insure this is done
- Pond and Fountain Updates- Doug Deal
 - Before and after pictures were shown of the fountains once they were cleaned by new company. All are in good working conditions
 - Clubhouse pond water level still too low for current fountain
 - Due to the size of this pond, needs a 1 horsepower fountain according to engineers that have looked at it. Currently has a ¾ horsepower fountain

- Fountain being installed in Thicket Creek Pond needs less water
- Need to know when Thicket Creek Pond fountains will be installed
 - Joy Perkins will request information from Mr. Pratt
- Pool/Clubhouse Updates-
 - 2 bids for windows have been reviewed and will award the contract this week to remove the gas in the windows instead of replacing them.
- Security Updates- James Haner (via Joy Perkins)
 - 10 gate access requested this month
- Social Committee-
 - 4 activities scheduled over next 2 months
 - Need help in organizing the block party on May 21st.
- Welcome Update- Donna Davis
 - 8 new residents in March

Meeting was called at 8:21

Next meeting will be May 9, 2022, at the clubhouse