

Seven Lakes HOA Meeting Minutes

August 8, 2022

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

Committee Chair Attendees: Amy Oswalt, Linda Cleveland, Rhonda Shirley, Doug Deal, and Candace Kensinger

1 guest was in attendance- Nils Winstrom

Meeting was called to order at 6:26

Guest Nils Winstrom- Questions on the Thicket Creek Pond. Joy Perkins explained clover will be planted and need rain to fill it. Second concern drainage on Bear Claw has foliage in it and will plug up. Joy Perkins will send note to homeowners whose property this runs through and remind them they need to maintain.

General Business- Joy Perkins

- Approved Minutes from last month's meeting
 - Motion made by Rhonda Shirley; Second by Linda Cleveland; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Pool/clubhouse Chair still open- no replacements found.
- Update on Covenant Changes
 - Mr Pratt is too busy to review but stated he will not approve of changing the voting to 33%
- Roy Lane Fencing
 - Fence is completed. Waiting on wood to curate before painting.
- Cat Roaming issue resolved. Tenant moved out
- Stop signs are installed

New Business

- Annual Meeting will be November 15 at the Ooltewah Club, Snow Hill. Request was made for security to be present. No objection.
- Sidewalk repairs
 - 5 repairs needed, getting quotes
- Budgets
 - Template will be sent out to committees next week
- Update on new phases
 - Phase 5- all sold two pending closings
 - Phase 6- all lots sold, 1 spec home still available

- Sales office sold

Committee Updates

- Architectural Updates- Linda Cleveland
 - 6 requests approved
- Communication Updates- Joy Perkins
- Covenant and Regulations- Candace Kensinger
 - 4 letters mailed on painting house
 - 2 Open violations
- Infrastructure Updates- Phil Cioni
 - 3 requests were approved
- Landscape Update- Rhonda Shirley
 - 5 requests approved
 - All sprinkler heads repaired
 - Landscape lighting to be repaired in August
- Pond and Fountain Updates- Doug Deal
 - All ponds serviced last 2 weeks
 - Front pond has lots of mowed grass in it.
- Pool/Clubhouse Updates- Joy Perkins
 - Rentals- 2 in July
 - 9 pool cards requested
 - Pool Gate access system down \$3,800 to repair. Mr Pratt approved
 - Excessive water bill in July due to residents turning on water and leaving it on. Locks are being put on hose bibs
 - Increased cleaning to 3 times a week due to high volume of swimmers
 - General Maintenance
 - Painting metal furniture – in progress
 - New locking mailbox – installed
 - Pillar wood repair – waiting on men’s group to complete
 - Door Lite Frame – installed, needs painting
- Security Updates- James Haner
 - 5 Gate access requested this month
 - Main Gate maintenance needed. James Haner to organize
- Social Committee-Amy Oswalt
 - Back to School Bash last weekend – had 21 kids attend.
 - Ladies’ night out scheduled for September 13, 2022
 - Yard sale scheduled for October 1, 2022
 - Craft Fair scheduled for October 22, 2022. Inviting crafters outside of neighborhood. Will require a 25\$ deposit to secure a spot and will give it back after the craft show.
 - Ongoing events-
 - Yoga - Candace Carlisle
 - Ladies Coffee Talk - Maribel Deal

- Men's Coffee Talk - Nils Wirstrom
- Craft Fairs - Christie Wade
- Food Trucks - Heather Haner
- Singles Mix - Deborah Lubell
- Welcome Update- Donna Davis
 - 4 welcome packages were given out last month

Financial Review was given by Dean Cooley

- Delinquency report shows 5 residents are past due for total of \$2,090.00
 - 1 new lien filed
 - 1 lean released due to payment however still owes legal fees

Meeting was called at 7:36

Next meeting will be September 12, 2022, at the clubhouse