

Seven Lakes HOA Meeting Minutes

August 9, 2021

Meeting was conference call and in person meeting

Executive Board attendees: Steve Cooper, Barbara Graham, Jim Travis, Tresa Kenny

Board Chair Attendees: Rachel Mercer, Joy Perkins. Phil Cioni, Katie Critzon

Meeting was called to order at 6:28

General Business- Steve Cooper

- Approved Minutes from July 12, 2021, meeting
 - o Motion made by Jim Travis; Second by Joy Perkins; Vote was unanimous to accept. Joy Perkins will post the minutes.
- Board of Directors for 2022- only 2 people have responded
- Architectural Committee chair open- 1 resident has shown interest. Steve Cooper will call resident
- Covenant Update- Covenant committee meets with the lawyer on August 20, 2021.

Committee Updates

- o Welcome Update- Donna Davis
 - o 4 new neighbors were welcomed in July
- o Landscape Update- Jim Travis
 - o Phase 4 development concerns- Jim Travis hasn't seen representative will continue to try and reach him
 - o New Fence for front entrance- utility lines will be marked first, and construction will start August 16. Supplies will be stored in parking lot in cottage area.
 - o Entrance was damaged by vehicle Steve Cooper will send note to Mr. Pratt to fix sign for Roy Lane service entrance.
 - o Due to lack of rain, many trees are starting to turn yellow. Jim Travis will write article on this for residents to understand how much water certain plants need.
- o Communication Updates- Joy Perkins
 - o Calendar went live in Appfolio all social events have been posted
- o Architectural Updates- Tresa Kenny
 - o 1 request was reviewed this month
- o Financial Updated- Barbara Graham
 - o Reviewed financial area and purchases made this month
 - o 1 new demand letter was sent
 - o Court date for another resident set
- o Fountain and Pond Updates- Steve Cooper
 - o Fountain by pool has a short, may need to order a part
- o Infrastructure Updates- Phil Cioni

- Has developed a spreadsheet of all issues on roads. Will meet with Steve Cooper on next steps and contractors on Thursday
- Fox Rise hole was filled but concrete was wet and another hole is forming. Rachel Mercer will send all documents to Mr. Pratt and copy Steve Cooper
- Bear Claw has been repaired however drainpipes were not repaired and remain a safety issue. Mr. Pratt is to repair this.
- Phase 6 has a hole with water in it that can be a safety issue. Steve Cooper will notify Mr. Pratt
- Pool/Clubhouse Updates- Barbara Graham
 - Service company sold and now pool is serviced by Rocky Top pool company
 - Tresa Kenny is to start getting pool companies to look at potential for building another pool
 - Pictures for clubhouse will be taken over next few weeks
- Rules Updates- Rachel Mercer
 - 2 notifications on trailers were sent
 - Request was made that a notification be sent to owner of empty lot on Perfect View. Covenants state they must be built on within a year. Plus, it needs to be maintained
 - Never received list of members on this committee and new email was developed. Rachel Mercer will reach out to Jerry Simulis for names of members
- Security Updates- James Haner
 - Joy Perkins will reach out to James Haner on assisting with the new system.
- Social Committee- Katie Critzion
 - Board members are encouraged to attend when possible
 - List of all events are in AppFolio
 - Shadow box and Library book exchange boxes are almost complete

Meeting was called at 7:45

Next meeting will be September 13, 2021