

Seven Lakes HOA Meeting Minutes

January 13, 2025

Attendees:

Executive Board: Deborah Lubell, Doug Deal, Dean Cooley

Committee Chairs:

In attendance: Ken Davis, Henry Carey, Barbara Shuman, Covenant Chair

Not attending: Steve Cooper

The meeting was called to order at 6:38 pm at Seven Lakes Clubhouse

I. Old Business: (overview by Deborah Lubell)

- New construction: the last lot in Seven Lakes, 8237 Perfect View purchased by Cornerstone Construction, has submitted their blueprints and design. Scott Waller, Residential Senior Builder for Pratt, has reviewed the plans and they have been approved. Construction had been halted because they had not submitted their plans, so now that the plans have been approved construction will resume mid-January 2025. Doug will provide the Roy Lane access into our community for the construction vehicles.
- Homeowner fence repair: the Board approved the repair of 3 fence pickets damaged at least 2 years ago by a landscape company mowing the common area adjoining to a homeowner's property. Doug Deal researched and obtained the pickets that were needed and installed them with approval by the board.
- Steve Cooper has accepted the Chairman of Infrastructure/Road Maintenance position
- Concrete repair: Orange stripes on sidewalks mark the two areas of concern for possible repair located on Seven Lakes Drive and Turkey Run Road. The Seven Lakes repair was a sidewalk joint that had raised into a "hump", but before being repaired the joint receded close to a normal position, making the repair seemingly not necessary. Chattanooga Concrete, the vendor for this repair, would still need to recoup the cost of transportation of their machinery for the one repair remaining and this would make the cost of the one repair not cost effective at this juncture. The decision to repair the sidewalks was placed on "hold" and let Steve Cooper, newly appointed Infrastructure Chair, work this situation and decide what caused the Seven Lakes sidewalk problem, as recent rain, snow and cold temperatures have caused the sidewalk problem to reappear to a certain degree.
- An acknowledgement of the Holiday Spirit Award to the Lanes was made.
- A review of the circumstances of the Board denying a Seven Lakes Homeowner the use of roofing materials and the recent receipt of a letter from the homeowner's Attorneys was brought to the Board's attention. This letter has been referred to our attorneys who will respond to them with the facts.

- ### II. Financial Review: Dean Cooley presented schedules of Seven Lakes' financial position. It was brought to the attention of the Board that HOA annual dues payments are brisk and in pace with last year's receipt of payments. We have a CD maturing 1/18/2025 and

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reserves and cash on hand available for another CD and the Board will survey rates and decide the best options for investments.

III. BUDGET REVIEW:

All committee chairs are operating within budget as we close the year (Pool had pump replacement that has been reported on previously creating an overage in expenses for them).

IV. Committee Update:

- Open Roles: Social – still looking for a person to fill this role.
- Architect Chair Henry Carey reviewed two outstanding violations concerning sheds that were installed without prior approval and do not comply with our covenants. He will work with the Covenants Chair to communicate their need to move or remove the sheds.
- Communications – No one is in this position, so our consultant continues to handle the Website. A discussion arose concerning the public view of our Board activity, community newsletters and financial information that are currently available on our website. Further discussions on this are forthcoming and other options to resolve this are being considered.
- Covenants Chair – letters and contacts concerning Deer Run parking and maintenance of the corner of Thicket Creek are in process, with good results on Deer Run.
- Doug, as Vice President has inquired about the possibility of a right turn lane, going North, into Seven Lakes. He did not receive positive results as the county needs a traffic study, and if this proves the lane is needed there needs to be design, approval and funding for this which took 4 years to achieve on the recent turn lanes made for Providence Road, to our South. He will work with Steve Cooper and pursue solutions.
- Landscape Chair, Barbara Shuman, reports that the new contract with Grounds Guys is up for renewal in January. Barbara will follow up on this. They have begun tree limb and bush trimming (with more to do). They also spread ice melt at entrance and exit as the snow event approached. **Approval-**It was decided to move forward to remove the dead Willow tree by the walking pond that Grounds Guys had been consulted on. This would include stump grinding to remove as much of the infected wood as possible. Future tree planting will be decided later this year.
- Ponds and Fountains – Doug Deal reports that fountains will remain off until warmer weather arrives, and the adoption of more swans for the ponds is being considered.
- Security – Doug Deal has agreed to take on this role from Joy Perkins who has been doing this. Cameras for front gate security was mentioned as an ongoing need for review.
- Pool/Clubhouse Chair-Ken Davis reports one pool key has been asked for and will be delivered in a day or so, since the fee has been paid.

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Kudos to Deborah on putting together the 1st Quarter Newsletter – everyone present complemented her on a great job!

The meeting adjourned at 8:09 pm.

Date of next board meeting March 10, 2025

Minutes submitted by Dean Cooley