

Seven Lakes HOA Meeting Minutes

July 10, 2023

Executive Board attendees: Joy Perkins, Doug Deal, Dean Cooley, Deborah Lubell

Committee Chair Attendees: Henry Carey, Rhonda Shirley, Tresa Kenny, Amy Oswalt

Meeting was called to order at 6:28 pm.

I. Old Business – Joy Perkins

- Phase 6 is complete. The last home is sold and closed.

II. New Business

- Annual Meeting preparation
 - Discussed date and location
 - Per covenant, must be held in the 1st or 2nd week of November
 - Deborah Lubell will locate a venue
- 2024 Election of officers
 - President and Vice President positions will be open at the end of the year. The information on the election of officers will go in the newsletter including email to the community members.
- Complaints received from homeowners
 - Parking on street for cottages
 - The designated parking space in front of cottages is for visitors and owners
 - Overflow parking at cottages is for pool parking, visitors and community residences
 - All RV and boat parking must obtain permission by the HOA.
 - Non-resident fishing
 - We continue to face issues with non-residents fishing in our ponds. We need to take measures to ensure that ponds are not utilized without resident with them.
 - Night fishing and other activities after sunset
 - New sign that states: “No activity (including fishing) allowed after sunset on any common property without out HOA approval”
 - Fireworks on common property
 - There was a problem this Fourth with residences sending off fireworks on the gas line and wooden dock.
 - Fireworks are not allowed in any common area.
- Transition from Developer to HOA
 - Preliminary items for repair/install/correction for Phase 4 - 6 given to Pratt Homes on May 10th
 - Due diligence list of documents needed given to Pratt Homes on July 6th. We will not transition to all those documents are in our hands.
 - Tentative walk through of development scheduled for July 12th

III. Committee Chair Updates

- Architect – Henry Carey
 - No new up-date
- Communications – Joy Perkins
 - The upcoming newsletter will be probably the last one printed; after which, it will go electronically.

- Covenants & Regulations – Candace Kensinger has stepped down as rules chair. Committee chair needs replacement.
- Pond & Fountain - Doug Deal
 - No new up-date
- Landscaping - Rhonda Shirley
 - No new up-date
- Pool & Club House - Tresa Kenny
 - No new up-date
- Security – Joy Perkins
 - No new up-date
- Social – Amy Oswald
 - No new up-date

IV. Financial Review

- There are two liens on single homes in the community. One home is going into a demand letter.
- Accounts receivable looks good. The HOA is under-budget for the year.

Meeting was called at 7:15 pm.

Next meeting will be September 11, 2023.

Minutes submitted by Deborah Lubell